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MONO COUNTY

FINAL

REVISED LAND USE ELEMENT

ADOPTED NOVEMBER 1982

AMENDED DECEMBER 1982

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TERI JAMIN, DIRECTOR, MONO COUNTY PLANNING DEPARTMENT
P.O. BOX 8, BRIDGEPORT, CALIFORNIA 93517

adopted: 12/14/82
ratified: 12/21/82



RESOLUTION NO. 82-210
BOARD OF SUPERVISORS, COUNTY OF MONO

A RESOLUTION OF THE MONO COUNTY BOARD
OF SUPERVISORS, ADOPTING AMENDMENTS TO
THE REVISED LAND USE ELEMENT TO THE
GENERAL PLAN

WHEREAS, the State of California mandates that all counties and cities shall prepare and adopt a Land Use Element which meets the requirements of California Code; and,

WHEREAS, Mono County in compliance with the General Plan extension granted by the State Office of Planning and Research has caused to be prepared documents entitled "Mono County Revised Land Use Element" and Environmental Impact Report; and,

WHEREAS, the Mono County Board of Supervisors did on November 2, 1982 adopt the Revised Land Use Element and Environmental Impact Report as amended, and directed staff to respond to State comments; and,

WHEREAS, the Board of Supervisors of the County of Mono did on the 14th day of December, 1982, hold noticed and advertised public hearings to hear all testimony relevant to said amendments;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Mono does hereby certify that the Final Environmental Impact Report for the Revised Land Use Element, including all comments and responses adequately addresses the potential impacts which may stem from the adoption of the amendments to the Revised Land Use Element.

PASSED AND ADOPTED this 14th day of December, 1982 by the following vote of the Board of Supervisors:

AYES: Supervisors Jencks, Johnson, Maner, Reid

NOES: None

ABSTAIN: None

ABSENT: Supervisor Stanford

ATTEST: Marjorie E. Peigne
Clerk to the Board

By: Nancy Wells
Nancy Wells
Deputy Board Clerk

William M. Reid
WILLIAM M. REID, VICE-CHAIRMAN
BOARD OF SUPERVISORS
COUNTY OF MONO

APPROVED AS TO FORM:

Neil B. Van Winkle



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RESOLUTION NO. 82-192

BOARD OF SUPERVISORS, COUNTY OF MONO

A RESOLUTION OF THE BOARD OF SUPERVISORS,
COUNTY OF MONO, STATE OF CALIFORNIA,
ADOPTING A REVISED LAND USE ELEMENT AND
ENVIRONMENTAL IMPACT REPORT TO THE GENERAL
PLAN, AND FINDINGS THAT SAID ACTION WILL
NOT HAVE A SIGNIFICANT EFFECT UPON THE
ENVIRONMENT

WHEREAS, the State of California mandates that all counties
and cities shall prepare and adopt a Land Use Element which meets
the requirements of California Government Code; and,

WHEREAS, Mono County, in compliance with the General Plan
extension granted by the State Office of Planning and Research has
caused to be prepared documents entitled "Mono County Revised Land
Use Element" and Environmental Impact Report; and,

WHEREAS, the Mono County Planning Commission did on August
12, 1982 adopt the Revised Land Use Element and Environmental
Impact Report, subject to amendment, in order to respond to State
comments, for transmittal to the Board of Supervisors with recom-
mendation for adoption, and found that the preparation and sub-
sequent adoption will not have a significant impact on the environ-
ment; and,

WHEREAS, the Board of Supervisors of the County of Mono did
on the 26th day of October, 1982, hold noticed and advertised
public hearing to hear all testimony relevant to said plan;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors
of the County of Mono does hereby certify that the Environmental
Impact Report for the Revised Land Use Element, including all
comments and responses, was prepared in compliance with the
California Environmental Quality Act.

BE IT FURTHER RESOLVED that the Board of Supervisors of the
County of Mono does hereby approve and adopt the Revised Land
Use Element and Environmental Impact Report, subject to amendment,
in order to respond to State comments, and determines that prepara-
tion and subsequent adoption thereof will not have a significant

1 impact on the environment.

2 PASSED AND ADOPTED this 2nd day of November, 1982

3 by the following vote of the Board of Supervisors of the County of
4 Mono, State of California:

5 AYES: Supervisors Jencks, Johnson, Reid, Stanford.

6 NOES: None.

7 ABSTAIN: None.

8 ABSENT: Supervisor Maner.

9
10 ATTEST: Marjorie E. Peigne
11 Clerk to the Board

12 By: Nancy Wells
13 Nancy Wells
14 Deputy Board Clerk

William M. Reid
WILLIAM M. REID, VICE-CHAIR
BOARD OF SUPERVISORS
COUNTY OF MONO

APPROVED AS TO FORM:
Neil B. Van Winkle
Neil B. Van Winkle
Co. Counsel/Admin. Asst.
County of Mono

Date: 11/2/82

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1 RESOLUTION 82-42

2 A RESOLUTION OF THE MONO COUNTY PLANNING
3 COMMISSION ADOPTING FOR TRANSMITTAL TO
4 THE BOARD OF SUPERVISORS A REVISED LAND
5 USE ELEMENT AND ENVIRONMENTAL IMPACT
6 REPORT TO THE GENERAL PLAN AND FINDINGS
7 THAT SAID ACTION WILL NOT HAVE A SIGNIFI-
8 CANT EFFECT ON THE ENVIRONMENT

9 WHEREAS, the State of California mandates that all counties and cities
10 shall prepare and adopt a Land Use Element; and,

11 WHEREAS, Mono County in compliance with the General Plan extension
12 granted by the State Office of Planning and Research has caused to be prepared
13 documents entitled "Mono County Revised Land Use Element" and Environmental
14 Impact Report; and,

15 WHEREAS, the Planning Commission of the County of Mono did on the 23rd
16 day of September, 1982, hold noticed and advertised public hearings to hear all
17 testimony relevant to said plan,

18 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County
19 of Mono does hereby approve and adopt the Revised Land Use Element as amended
20 and Environmental Impact Report;

21 BE IT FURTHER RESOLVED that the Planning Commission of the County of Mono
22 finds and determines that preparation and subsequent adoption thereof will not
23 have a significant impact on the environment.

24 PASSED AND ADOPTED this 23rd day of September, 1982 for transmittal to the
25 Board of Supervisors with recommendation for adoption and findings that the
26 preparation and subsequent adoption will not have a significant impact on the
27 environment.

28 AYES: Commissioners Fraser, Good, King, Stout

29 NOES: None

30 ABSTAIN: None

31 ABSENT: None

32 VACANCY: District #2

WITNESSED: THERI JAMIN
PLANNING DIRECTOR

Madeline K. Good
MADALENE K. GOOD, CHAIRPERSON
MONO COUNTY PLANNING COMMISSION

Approved as to Form:

By: *Colleen Stone*
Colleen Stone, Secretary

Bob E. [unclear]
[unclear]

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Section I

INTRODUCTION

Nearly 80% of Mono County's 1,937,920 acres are under public ownership. This vast amount of open space area provides the ideal environment for the primary economic activity in the County - tourism. Recreation is a growing industry in Mono County. Annual "Recreation Visitor Days" estimated by the U. S. Forest Service have increased from approximately 2,000,000 in 1965 to more than 4,365,000 annual visitors at the present time. The growth of recreational activity in Mono County has been accompanied by an increase in retail trade and the demand for second homes and associated services. It is anticipated that tourism will continue to dominate the County's land use economy.

It is the objective of the Revised Land Use Element to synthesize the land use issues, constraints and opportunities addressed in the other eight recently completed and/or revised county-wide general plan elements, as well as to reflect the adoption of several area general plans. In an effort to achieve this aim, the Revised Land Use Element modifies the 1968 land use classification system, establishing land use intensity districts, in addition to public service and improvement guidelines. It should be noted that, within a one to two year period from adoption of the Revised Land Use Element, all zoning district designations are to be brought into consistency with the adopted land use intensity district designations. Finally, the Revised Land Use Element outlines goals, policies and implementation measures intended to resolve potential land use conflicts and thereby promote an orderly development pattern.

Section II

GLOSSARY

Listed below are terms used in this Element:

Area General Plans - A plan prepared for a community within the County in order to fine-tune jurisdiction-wide policies to meet the needs of that particular community.

General Plan Elements - To be legally adequate a general plan must include the nine state mandated elements as follows: Land use; circulation; housing; conservation; open space; seismic safety; noise; scenic highway and safety.

Land Division Review Committee - A committee which is composed of representatives from the County Planning Department, Public Works Department and Health Department, and which meets on a regular basis to review tentative maps for compliance with County Code.

Land Use Intensity District Designations - Districts which are established to designate the general distribution, location and extent of uses of land for a number of purposes (i.e. housing; manufacturing; farming, etc.).

Recreation Visitor Days - The number of visitors utilizing public lands for recreational purposes during a particular time frame.

Specific Plan - A plan prepared for a designated area within the County which includes all detailed regulations, conditions, programs and proposed legislation necessary or convenient for the systematic implementation of each element of the general plan.

Use Permit Procedure - Use Permit requests are considered by the County Planning Commission during a public hearing and are generally subject to several conditions of approval.

Zoning District Designations - Implements the Land Use Element by further delineating categories of allowable uses (i.e. R-1 Single Family Residential; R-3 Multiple Family Residential) and prescribing development standards for each.

Land Project - A subdivision containing 50 or more parcels, located in an area with less than 1500 registered voters. Community apartment projects, condominium projects and stock cooperatives are considered to be exempt.

Section III

LAND USE PLANNING PROCESS

In addition to the other eight state mandated general plan elements, the Mono County General Plan consists of five existing and two proposed area general plans. The Mono County Subdivision and Land Division Code (Title 17), as well as the Zoning Code (Title 17), are key tools in the implementation of the County General Plan. These documents are intended to promote orderly growth and development through the establishment of adequate provisions for access, drainage, utilities, etc., and the regulations of lot coverage, building height, setbacks, etc.. Prior to the approval of a tentative map, use permit or zone change, findings of consistency with the adopted general plan have to be made by the governing authority. Upon adoption of the Revised Land Use Elements it will be necessary to update and amend the existing area general plans, as well as the subdivision and zoning codes, in order to bring them into compliance with the recently adopted and/or revised general plan elements.

The following discussion summarizes the County's primary objectives in adopting each of the other eight state mandated general plan elements:

1. The County's primary objective in revising the Circulation Element is to achieve an adequate and coordinated transportation system, which allows people and commodities to travel in a safe, efficient, convenient and expedient fashion. The Element describes the existing transportation system and outlines long-term, as well as short-term goals, policies and actions intended to accomplish this objective.
2. The County's primary objective in revising the Housing Element is to facilitate the maintenance, improvement and development of

housing for residents of Mono County, in order to make adequate provision for the housing needs of all economic segments in the locality. In an effort to achieve this aim, the Element assesses housing needs inventories land suitable for residential development, identifies constraints in meeting housing needs and outlines goals, policies, implementation measures, and a five-year schedule of actions intended to expand housing opportunities in Mono County, as well as preserve the existing housing stock. In addition, the Element addresses the present and projected permanent population growth rate concluding that growth will continue to occur, but at a declining rate (i.e. a 20% increase between 1980=8577 and 1985=10,300 versus 114% between 1970=4016 and 1980).

3. & 4. The County's primary objectives in updating the Open Space and Conservation Elements are to: (1) preserve land for recreational facilities; (2) maintain open space to provide natural habitat for all species of wildlife; (3) conserve the lakes and streams to protect the watershed and water recharge lands and (4) preserve the scenic resources as commercial natural resources for future generations. The Elements analyze open space and conservation considerations (e.g. geology, hydrology, vegetation, wildlife, etc.) and proposes methods to implement a successful open space and conservation program (e.g. Zoning and Subdivision regulations, land acquisition, scenic easements, land exchanges, etc.).

5. The County's primary objective in updating the Seismic Safety Element is to develop information regarding Seismic hazards (i.e. earthquakes, landslides, volcanoes, etc.) and thereby develop a systematic approach to protect public health, safety and welfare

from such hazards. The Element includes goals, policies, safety criteria and maps to serve as a basis for well informed decision-making in development matters and thereby minimizes the risk associated with seismic hazards.

6. The County's primary objectives in adopting a Noise Element are to : (1) establish standards for maximum desired noise levels; (2) control and abate noise levels in excess of these standards; and (3) protect noise environments deemed acceptable and locations considered "noise sensitive" (e.g. hospitals, schools, etc.). The Element describes the County noise environment, outlines a noise compatible land use planning process and proposes measures to alleviate existing noise problems. There are three minor aviation facilities in Mono County. The Bridgeport (Bryant Field) and Lee Vining Airports are general aviation, non-commercial facilities with an average of less than 25 operations per day. A larger number of private aircraft and a small commercial turboprop operate out of Mammoth/June Lakes Airport for a total of 103 mean day operations. Aircraft operations are generally projected to increase approximately 22% for the Bridgeport and Lee Vining Airports and 38% for the Mammoth/June Lakes Airport. The Mono County Noise Element, adopted in November of 1981, determined that an increase in operational activity of 22-38% would only produce an increase of one decibel. Furthermore, Master Plans prepared for Bryant Field and Mammoth/June Lakes Airport identify land use compatible flight patterns and are designed to accomodate jet powered aircraft.

7. The County's primary objectives in adopting a Scenic Highways Element are to : (1) protect and enhance the visual environment adjacent to the travel routes of Mono County which have particular scenic value; and (2) heighten awareness of the unique visual envi-

ronment in Mono County for the enjoyment of residents and visitors. The Element identifies a system of scenic highway routes and outlines goals, policies and implementation measures designed to preserve scenic lands.

8. The County's primary objective in preparing a Safety Element is to develop and maintain as high a level of public safety as is realistically possible. The Element identifies locally significant public safety hazards (i.e. snow avalanche, flooding and fire) and outlines goals, policies and implementation measures designed to reduce these hazards to an "acceptable level of risk". Floodplains and flash flood washes are delineated within flood-prone areas of the County (i.e. portions of the Antelope, Bridgeport, Benton, Hammil and Chalfant Valleys.)

It should also be noted that the general plan is a dynamic document, which should be reviewed and revised regularly to reflect changing conditions and needs. An annual report to the legislative body (i.e. Board of Supervisors/Planning Commission) regarding the status of the plan and the progress in its implementation is required by State law (i.e. Government Code Section 65400b).

Section IV

LAND USE CLASSIFICATION SYSTEM

In an effort to comply with state law and at the same time implement a more effective land use planning system, the Revised Land Use Element replaces conventional land use designations (i.e. Highway Commercial; Resort Commercial, etc.) with land use intensity districts (i.e. High Intensity Commercial). Land use intensity districts group land use types according to their intensity (see Table I) and thereby reduce the number of categories necessary to describe the land use activities which occur in Mono County. The reduction in the number of categories enables staff to consolidate the land use element maps and the zoning maps into one set of maps. A single set of maps should rectify any current inconsistencies between the general plan and the zoning designations. A range of minimum lot area and maximum density requirements are assigned to each intensity district (see Table I). Public service and improvement guidelines (see Table II) provide the criteria necessary to determine the appropriate lot size within a given land use intensity district's minimum lot area range. Finally, grouping similar land use types into intensity districts tends to minimize the need for general plan amendments. The following discussion summarizes the intended objectives of each of the land use intensity districts

1. Low Intensity

Characterized by agricultural and rural residential land uses, both of which tend to occur in the northern and eastern portions of the County.

- a. Agricultural

Land uses for agricultural and agriculturally related land uses. Most of the farm land in Mono County is either used for the cultivation of alfalfa or for grazing purposes. Some

TABLE III

EXISTING LAND USE ACTIVITIES

BY
ACREAGE

| OWNERSHIP - LAND USE CATEGORIES | ANTELOPE VALLEY REGION | BRIDGEPORT VALLEY | MONO BASIN | JUNE LAKE - CRESTVIEW | MAMMOTH LAKES REGION | LONG VALLEY - PARADISE REGION | BENTON, HAMIL, CHIAFANT, OASIS REGION | COUNTYWIDE SUB-TOTALS |
|--------------------------------------|------------------------|-------------------|------------------|-----------------------|----------------------|-------------------------------|---------------------------------------|-----------------------|
| NON-PRIVATE LANDS¹ | | | | | | | | |
| LADWP | 0 | 0 | 11,797 | 6,489 | 9,251 | 26,604 | 10,596 | 64,737 |
| % | 0 | 0 | 27. | 99. | 100.00 | 100.00 | 79. | 59. |
| COUNTY | 14 | 200 | N | 0 | 4 | N | N | 218 |
| % | N | 15 | N | 0. | N | N | N | N |
| STATE | 10,397 | 1,121 | 32,536 | 82 | 8 | 43 | 2,914 | 47,003 |
| % | 100. | 85 | 73. | 1. | N | N | 22 | 42 |
| SUB-TOTAL 1 | 10,321 | 1,321 | 44,333 | 6,571 | 9,255 | 26,647 | 13,510 | 111,958 |
| %* | 100/25 | 100./3. | 100./53 | 100./61 | 100./44. | 100/91 | 100./35. | 100./40. |
| LANDS IN PRIVATE OWNERSHIP | | | | | | | | |
| RESIDENTIAL | 641 | 264 | 386 | 127 | 541 | 404 ² | 205 | 2,568 |
| % | 2 | 1. | 1 | 3. | 5 | 15. | 1 | 2 |
| RESIDENTIAL CONDOMINIUMS | N/A | N/A | N/A | N/A | 288 | N/A | N/A | 288 |
| % | N/A | N/A | N/A | N/A | 2 | N/A | N/A | N |
| COMMERCIAL | 81 | 150 | 22 | 55 | 133 | 101 | N | 542 |
| % | N | N | N | 1. | 1 | 4 | N | N |
| AGRICULTURAL | 25,217 | 45,915 | 34,332 | 3,726 | 3,562 | 1,082 | 23,238 | 137,072 |
| % | 80. | 89. | 87 | 90. | 30. | 41. | 93.0 | 83. |
| MINING OR GEOTHERMAL | 573 | 1,093 | 2,251 | 0 | 4,308 | 0 | 1,367 | 9,592 |
| % | 2. | 2. | 6. | 0. | 37. | 0 | 5. | 6. |
| PUBLIC/QUASI-PUBLIC | 3,827 | 3,510 | 1,035 | 65 | 218 | 6 | 14 | 8,675 |
| % | 12. | 7. | 3. | 2 | 2 | N | N | 5. |
| MISCELLANEOUS | 80 ² | 0 | 126 ³ | 0 | 1,773 ⁴ | 0 | 0 | 1,979 |
| % | .3 | 0 | N | 0. | 15. | 0 | 0 | 1. |
| VACANT | 896 | 434 | 1,035 | 180 | 886 | 1,038 | 171 | 4,640 |
| % | 3. | 1. | 3.0 | 4. | 8. | 40. | .1 | 3. |
| SUB-TOTAL 2 | 31,315 | 51,366 | 39,187 | 4,153 | 11,709 | 26,631 | 24,995 | 165,356 |
| %* | 100/75. | 100./97 | 100/47. | 100/39 | 100./55 | 100./9. | 100/65 | 100/60 |
| TOTAL (Sub 1 + Sub 2) | 41,636 | 52,687 | 83,520 | 10,724 | 20,964 | 29,278 | 38,505 | 277,314 |

SOURCE: Mono County Assessor's Office. Assessor Parcel Maps; Mono County Planning Department, Area Plans; 1982

N = Data value is insignificant

NA = Data not available

100/50* = Percentage of the category

Percentage within the category

FOOTNOTES:

1 - Excludes Federal Lands

2 - American Natives Reservation

3 - Developed land in the community of Lee Vining belonging to City of Los Angeles, Department of Water and Power

4 - Land owned by the City of Burbank

TABLE IV
1968 GENERAL PLAN DESIGNATIONS BY ACREAGE

| | ANTELOPE VALLEY REGION | BRIDGEPORT VALLEY REGION | MONO BASIN REGION | JUNE LAKE CRESTVIEW REGION | MAMMOTH LAKES REGION | LONG VALLEY PARADISE REGION | BENTON, HAMMIL, CHALFANT, OASIS REGION | COUNTYWIDE SUBTOTALS |
|-------------------------------|---------------------------|-----------------------------|----------------------|-------------------------------|-------------------------|--------------------------------|--|----------------------|
| PRIMARY PLANNING AREA | | | | | | | | |
| Residential Low Density | 324 | 327 | 16 | 85 | 1031 | 558 | 179 | 2520 |
| % | 69 | 67 | 33 | 64 | 50 | 96 | 91 | 63 |
| Residential Medium Density | 52 | 36 | 0 | 30 | 590 | 0 | 0 | 708 |
| % | 11 | 8 | 0 | 23 | 28 | 0 | 0 | 18 |
| Residential High Density | 0 | 0 | 9 | 0 | 224 | 0 | 0 | 233 |
| % | 0 | 0 | 19 | 0 | 11 | 0 | 0 | 6 |
| Commercial | 75 | 25 | 9 | 10 | 184 | 21 | 10 | 334 |
| % | 16 | 5 | 19 | 7 | 9 | 4 | 5 | 8 |
| Public Quasi-Public | 19 | 98 | 14 | 8 | 51 | 1 | 8 | 199 |
| % | 4 | 20 | 29 | 6 | 2 | N | 4 | 5 |
| Agriculture | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sub-Total | 470 | 486 | 48 | 133 | 2080 | 580 | 197 | 3994 |
| % | 100/2 | 100/N | 100/N | 100/3 | 100/18 | 100/22 | 100/N | 100/2 |
| SECONDARY PLANNING AREA | | | | | | | | |
| "G-P" General Purpose | 30,845 | 50,880 | 39,139 | 4,020 | 9,629 | 2,051 | 24,798 | 161,362 |
| % | 100/98 | 100/100 | 100/100 | 100/97 | 100/82 | 100/78 | 100/100 | 100/98 |
| Total | 31,315 | 51,366 | 39,187 | 4,153 | 11,709 | 2,631 | 24,995 | 165,356 |

Source: 1968 Mono County General Plan
N = Data value is insignificant
100/50* = Percentage of the category
* Percentage within the category

TABLE V
1982 General Plan Designations
by Acreage

| GENERAL PLAN DESIGNATION | ANTELOPE VALLEY REGION | BRIDGEPORT VALLEY REGION | MONO BASIN REGION | JUNE LAKE CRESTVIEW REGION | WEMOUTH LAKES REGION | LONG VALLEY PARADISE REGION | BENTON, HUNTELL, CHATEAUNT REGION | COUNTYWIDE SUBTOTALS |
|---|------------------------|--------------------------|-------------------|----------------------------|----------------------|-----------------------------|-----------------------------------|----------------------|
| Residential low density | 317 | 591 | 136 | 3 | 0 | 657 | 300 | 2,004 |
| % | 32 | 24 | 87 | 1 | 0 | 51 | 4 | 14 |
| Residential moderate density | 0 | 123 | 0 | 162 | 714 | 571 | 436 | 2,006 |
| % | 0 | 5 | 0 | 77 | 55 | 45 | 6 | 14 |
| Residential high density | 0 | 4 | 0 | 11 | 271 | 15 | 0 | 301 |
| % | 0 | N | 0 | 5 | 21 | 1 | 0 | 2 |
| Commercial | 5 | 27 | 20 | 35 | 235 | 39 | 9 | 370 |
| % | 1 | 1 | 13 | 17 | 18 | 3 | N | 3 |
| Industrial | 0 | 17 | 0 | 0 | 77 | 0 | 0 | 94 |
| % | 0 | 1 | 0 | 0 | 6 | 0 | 0 | 1 |
| Agricultural | 648 | 1,694 | 0 | 0 | 0 | 0 | 6,891 | 9,233 |
| % | 67 | 69 | 0 | 0 | 0 | 0 | 90 | 66 |
| Subtotal | 970 | 2,456 | 156 | 211 | 1,297 | 1,282 | 7,636 | 14,008 |
| % | 100/3 | 100/5 | 100/N | 100/5 | 100/11 | 100/49 | 100/31 | 100/9 |
| Mixed-Multiple | 30,245 | 48,910 | 39,031 | 3,942 | 10,412 | 1,249 | 17,359 | 151,348 |
| % | 97 | 95 | 100 | 95 | 89 | 51 | 69 | 91 |
| Total | 31,315 | 51,366 | 39,187 | 4,153 | 11,709 | 2,631 | 24,995 | 165,356 |
| <p>Source: 1982 Land Use Element, Mono County General Plan</p> <p>N = Data value is insignificant</p> <p>100/50* = Percentage of the category</p> <p>*Percentage within the category</p> <p>Footnote:</p> <p>1 acreage figures represent gross acres not net.</p> | | | | | | | | |

TABLE VI
1982 General Plan Potential Buildout
(Countywide)

| GENERAL PLAN DESIGNATION | Low Residential | Moderate Residential | High Residential | Mixed Multiple | TOTAL |
|--------------------------------------|----------------------|---|------------------|-------------------------------|----------|
| Maximum Density | 1 D.U./Ac | ¹ 1 D.U./3750 s.f. 7500 s.f. | 1 D.U./2900 s.f. | ² 1 D.U./10 Ac. | ----- |
| Acres Designated | 2,004 | 2,006 | 301 | 151,348 | 155, 659 |
| Potential Dwelling Units | 2,004 | ³ 23,301 <u>11,651</u> 34,952 | 4,521 | 15,135 | 56,612 |
| Mean Persons Per Unit | ⁴ 2.43 | 2.43 | 2.43 | 2.43 | 2.43 |
| ⁵ Potential Population | | | ⁶ | | |
| Permanent | 4,870 | 84,933 | 10,986 | 36,778 | 137,567 |
| Seasonal | 2,192 | 38,220 | 549 | 16,550 | 61,905 |
| | 2,679 | 46,713 | 10,437 | 20,228 | 75,662 |

Source: 1 - 1980 Census for Mono County, D.O.F. Summary Tape File 1, State Census Data Center, Sacramento, March 1982
2 - 1982 Land Use Element, Mono County Planning Department
3 - Mono County Planning Department and Assessor's Office, various statistics and records

Footnotes:

1. The moderate Residential Land Use Intensity District allows 3 different zones: R-1, R-1F and R-2. See Table I for specific densities.
2. This General Plan category is too variable to account for population buildout. Significant parcelization requires submittal of subdivision map and general plan amendment.
3. Staff has estimated that irrespective of the zoning, 90% developed as single dwelling unit and 10% as a duplex or more intense use.
4. This figure was calculated by the Department of Finance, State Census Data Center.
5. The State Census Data Center estimates that of the year-round housing units total of 7,637, 45% are occupied and 4,184 are vacant. Staff assumed the same proportion for year-round and seasonal residents relationship.
6. Staff has estimated that 95% of the high density units are seasonal and 5% permanent. (Mostly condominium units in Mammoth Lakes and June Lake.)

Section V

GOALS, POLICIES AND IMPLEMENTATION MEASURES

Goal I

Conserve and enhance the County's tourist-oriented land use economy by maintaining the rural recreational character of the area.

Policy A

Establish a land use planning system which concentrates urban development within specific locations (see Figure III: Land Use Designation Maps) in order to preserve the natural features and recreational areas of the County.

Implementation Measure I

Review proposed developments for consistency with the Land Use Element, both text and maps.

Discussion:

The Mono County Revised Land Use Element provides a spectrum of rural (low agricultural and low residential), semi-rural (mixed multiple), semi-urban (moderate residential and moderate commercial) and urban (high residential, high commercial and high industrial) land use intensity districts, which are portrayed on land use designation maps in accordance with the character of the surrounding area (i.e. rural versus urban).

Implementation Measure II

Discourage "leap frog" and premature development through utilization of the specific/area general planning process.

Discussion:

Substantial development proposals (e.g. "land project" i.e. 50 or more parcels; industrial park; etc.), which do not fall within the moderate or high intensity districts as defined by the Revised Land Use Element, are best addressed through the preparation of a specific plan. Prior to processing specific plans in Mono County it will be necessary to address the preparation of specific plans in the

County Zoning Code. The Zoning Code should be amended to incorporate specific plan preparation within a one year period.

Implementation Measure III

Maintain a Local Agency Formation Commission (LAFCO) to monitor potential expansion and competition among communities and special districts in an effort to address urban services, regional resources and long-term planning for the study area.

Discussion:

State law requires that LAFCO review and act upon incorporation/annexation proposals within the County, annexations to the County, County wide spheres of influence, as well as special district formations, annexations, consolidations, dissolutions and reorganization. It is anticipated that during the next few years the Mono County LAFCO will be faced with the following tasks: culmination of the Mammoth Lakes incorporation study (fiscal year 1982-83); establishment of countywide spheres of influence (fiscal year 1982-83) and formation and reorganization of special districts (ongoing).

Policy B

Assure that necessary services and facilities for a development proposal are either available or will be provided as a condition of approval for the proposed project (see Table II: Public Service and Improvement Guidelines).

Implementation Measure I

Review proposed developments to determine if adequate services and facilities will be provided.

Discussion:

Tentative maps are brought before the Mono County Land Division Review Committee for recommendation to the Planning Commission and/or Board of Supervisors as to the appropriate level of service.

Implementation Measure II

Distribute the cost of additional services and facilities among the beneficiaries.

Discussion:

Charges can either be levied as a condition of approval for a proposed project or through the establishment of a special assessment district.

Policy C

Support the efforts of the United States Government to maintain and improve recreational facilities on Federal lands located within the County.

Implementation Measure I

Continue to cooperate and coordinate with the Federal government in the development of land use and resource policies.

Discussion:

The preparation of the Monoplan for the Mammoth Lakes area in 1976 is an excellent example of a joint effort by the County and the U.S. Forest Service (U.S.F.S.) to prepare an area general plan. A more recent example is the attempt of the Bureau of Land Management (B.L.M.) to coordinate their land use and management recommendations for the Long Valley Management Area with the County's proposal for the area as represented in the Draft Long Valley Area General Plan.

Implementation Measure II

Ensure that the improvement or development of lands under public jurisdiction (i.e. U.S.F.S.; B.L.M.; L.A. Department of Water and Power, etc.) does not adversely affect the County's recreationally based economy.

Discussion:

The County has taken advantage of the opportunity to comment upon

the environmental assessments prepared by public agencies for projects proposed within Mono County. In addition, the County has established a use permit procedure for certain activities (e.g. hydroelectric and geothermal power plant construction, etc.), which are proposed to be developed on lands under public jurisdiction.

Goal II

Promote a balanced and functional mix of land uses in the County, for the benefit of present and future generations.

Policy A

Designate sufficient amounts of land for residential, commercial, industrial, agricultural and multiple use purposes in order to provide a harmonious development pattern.

Implementation Measure I

Adopt the Mono County Revised Land Use Element.

Discussion:

As outlined in Section III of this Element (see Tables III, IV and V), the County land use classification system and associated maps designate ample acreage of each land use type. Furthermore, should additional acreage of a particular classification become necessary, state law allows the County to conduct three (3) general plan amendment cycles per year.

Implementation Measure II

Adopt Area General Plans for those communities which desire an area specific approach to the resolution of local land use allocation.

Discussion:

Several communities within Mono County have undergone, or are undergoing, an area general planning process, including Mammoth Lakes, June Lake, Benton, Hammil and Chalfant Valleys, Long Valley and Wheeler Crest. These efforts are generally

of the agricultural land owners within the County have chosen to place their property within an Exclusive Agriculture (E-A) Zoning District, which specifies that the subject property remains agriculturally designated for a period of five (5) years or more. The minimum lot area required for an E-A parcel is 40 acres, with no specified maximum density. All other agriculturally designated parcels are required to be 2 1/2 acres in size and only permitted one dwelling per 2 1/2 acres.

b. Residential

Land utilized for the development of rural residential uses, including small scale agricultural activities and the keeping of animals for personal use. The Rural Mobilehome District also permits mobilehomes as residences. All lots created within the Low Residential Intensity District have a minimum lot area requirement of one dwelling unit per acre.

2. Moderate Intensity

Characterized by single family and duplex residential developments, as well as neighborhood commercial uses, all of which tend to occur within the relatively populated areas of the County.

a. Residential

Land utilized for the provision of single (One Family Residential District), two and three family (Duplex Residential District), dwellings as follows:

One single family residence per 7500 square foot lot; one two family residence per 11,250 square foot lot. In addition, condominiums are allowed subject to a three acre minimum lot area and 7500 square foot maximum density requirement for One Family Residential Zoning Districts and two acres/3750 square

feet for Duplex Residential Districts.

b. Commercial

Land utilized for the provision of facilities for convenience shopping within close proximity to residential neighborhoods. The Neighborhood Commercial Zoning District requires a 10,000 square foot minimum lot area with no specified maximum density.

3. High Intensity

Characterized by multiple family residential uses, including condominiums, mobilehomes, parks, motels and apartments, commercial uses, including resort, highway and retail commercial, as well as commercial manufacturing and industrial uses, all of which tend to occur within, or service the more populated communities of the County.

a. Residential

Land utilized for a variety of multiple family residential purposes as follows:

Condominiums on 20,000 square foot to 2 acre minimum lots with 1700 to 1800 square feet per unit; mobilehome parks on 2 acres with 4300 square feet per unit; motels on 20,000 square foot lots with 800 square feet per unit; and apartments on 10,000 square foot lots with 1700 to 1800 square feet per unit.

b. Commercial

Land utilized for a variety of commercial purposes as follows: Commercial resort and highway commercial uses including recreation facilities, retail sales and service and multiple family residences; and retail shopping use, limited primarily to retail sales and services. The minimum lot area require-

ment for these uses range from 5,000 square feet for retail sales and services to two (2) acres for a mobilehome park. The maximum density requirement ranges from 500 square feet per motel guest room to 4300 square feet per mobilehome space.

c. Industrial

Land utilized for commercial manufacturing (e.g. batch plants, sanitary landfills, etc.), all of which are subject to a 10,000 square foot requirement with no specified maximum density.

4. Mixed Intensity

Characterized by a combination of land uses including residential, commercial and recreational uses.

a. Multiple

Land utilized for a variety of purposes including:

A mix of rural residential and service commercial uses on one acre minimum lots; a combination of clustered residential units and convenience commercial uses on thirty (30) acre parcels; private land devoted to both recreational and agricultural uses on one (1) acre lots; and public lands devoted to a combination of recreationally related uses (e.g. open space, ski facilities, summer homes, commercial concessions, etc.) and lands suitable for other purposes (e.g. agricultural leases, affordable housing, cemetery site, sanitary landfill, etc. - see Figure II), on variable lot sizes. None of the multiple land uses are subject to maximum density requirements.

Tables III, IV and V quantify existing land use activities by acreage, as well as the amount of land designated for each use under

the 1968 Land Use Element and the 1982 Element. Table III indicates that the primary existing land use activity occurring on lands in private ownership is agriculture. It should be noted, however, that the bulk of this agricultural activity is comprised of non-irrigated pastureland. Existing urban land use activities, such as residential and commercial uses, are limited in nature and are most prevalent in the Mammoth Lakes region. Table IV depicts the fact that the vast majority of the acreage located outside of recognized communities was designated general purpose by the 1968 General Plan. Most of the land within recognized communities was designated low density residential. The 1982 General Plan Designations (see Table V) exhibit a greater balance among land use categories. Agriculture is recognized as a significant use within certain regions of the County. Additionally, a more balanced range of land use densities has been established. The percentage of commercial acres has been reduced Countywide and an industrial land use designation has been created.

The potential buildout under the 1982 General Plan is portrayed in Table VI. At buildout, the plan could accommodate 137,567 people. However, only 45% of this figure is permanent population. This exceeds the 11,800 permanent residents projected by the State Department of Finance for the year 1990. In order to ensure that development occur in an orderly fashion, proposed developments of 50 lots or more and large scale commercial projects shall provide the County with a market study which documents the demand for such uses over a reasonable time frame.

Figure III depicts the land use intensity districts on an area by area basis. The intensity district summary and maps only attempt to synthesize the goals and policies contained within the nine (9) elements of the general plan. The entire document must be considered in making general plan consistency determinations.

LAND USE INTENSITY DISTRICTS

| INTENSITY | | LOW | | MODERATE | | HIGH | | MIXED | |
|---------------------------------------|-----|--------------------------------|-------------|----------------------------|-------------------|-----------------------------------|-----------------------------|--------------|-----------|
| LAND | USE | Agricultural | Residential | Residential | Commercial | Residential | Commercial | Industrial | Multiple |
| Minimum Lot Area ¹ | | 2 1/2 - 40 ac | 1 ac | 7,500 sq ft - 3 ac | 10,000 sq ft | 7,500 sq ft - 2 ac | 5,000 sq ft - 2 ac | 10,000 sq ft | 1 - 30 ac |
| Maximum Density ² | | 1 D.U. ³ / 2 1/2 ac | 1 D.U. / ac | 1 D.U. / 3750 - 7500 sq ft | N.A. ⁴ | 1 D.U. or G.R. / 800 - 4300 sq ft | 1 D.U. or G.R. / 500 - 4300 | N.A. | N.A. |
| ZONING DISTRICTS | | | | | | | | | |
| Exclusive Agriculture (E-A) | | X | | | | | | | |
| Agriculture (A) | | X | | | | | | | |
| Rural Residential (RR) | | | X | | | | | | |
| Rural Mobilehome (RMH) | | | X | | | | | | |
| One Family Residential (R-1) | | | | X | | | | | |
| Factory Built Housing Overlay (R-1-F) | | | | X | | | | | |
| Duplex Residential (R-2) | | | | X | | | | | |
| Neighborhood Commercial (CN) | | | | | X | | | | |
| Multiple Family Residential (R-3) | | | | | | X | | | |
| Rental Housing Overlay (R-H-0) | | | | | | X | | | |
| Affordable Housing (A-H) | | | | | | X | | | |
| Commercial Resort (C-R) | | | | | | | X | | |
| Commercial Highway (C-H) | | | | | | | X | | |
| Retail Business (C-1) | | | | | | | X | | |
| Commercial Industrial (C-M) | | | | | | | | X | |
| Industrial (M) | | | | | | | | X | |
| Rural Living (R-L) | | | | | | | | | X |
| Planned Development (P) | | | | | | | | | X |
| Open Area (O-A) | | | | | | | | | X |
| Public Agency (P-A) | | | | | | | | | X |

1. Overlap occurs due to larger lot requirements for condominiums and commercial projects.
 2. Countywide requirements, subject to greater restriction through the area general planning process.
 3. D.U. = Dwelling Unit. G.R. = Guest Room.
 4. N.A. = Not Applicable
- Note: Some of the combining districts may alter minimum lot size requirements to the extent that the modified zoning designation falls under a different intensity district (e.g., R-1-B-1 becomes low instead of moderate and R-3-E is moderate instead of high.)

TABLE II

PUBLIC SERVICE AND IMPROVEMENT GUIDELINES

| | MINIMUM LOT AREA | | | |
|--------------------------------|------------------|------------|-------------------------|------------|
| | 1/4 ac. | 1/3 ac. | 1 ac. | 3 acs. |
| Water Supply ¹ | | | | |
| -Central Water System | | | ←X | |
| -Individual Water Supply | | | <u>X</u> → ⁴ | |
| Sewage Disposal ¹ | | | | |
| -Sewage Treatment Plant | ←X | | | |
| -Individual Sewage Disposal | | | | |
| .with central water | <u>X</u> → | | | |
| .with individual water | | | <u>X</u> → | |
| Utility Lines ² | | | | |
| -Underground | | | | ← <u>X</u> |
| -Above ground | | | | X→ |
| Road Improvements ³ | | | | |
| -Paved | | ←X | | |
| -Unpaved Private | | <u>X</u> → | | |

¹California Regional Water Quality Control Board requirements

²Section 17.16.200 Mono County Code.

³Mono County Road Improvement Standards, 9/81

⁴X = equal to

triggered due to impending growth and are prioritized according to funding as allocated by the Board of Supervisors. Upon adoption, these plans are incorporated into the general plan through a simultaneous general plan amendment process.

Policy B

Avoid the juxtaposition of incompatible land uses unless potential impacts are adequately mitigated.

Implementation Measure I

Update and amend the Mono County Zoning Code to bring it into compliance with the Revised Land Use Element.

Discussion:

State law (Government Code Section 6586DC) requires that, "... a zoning ordinance ... be amended within a reasonable time so that it is consistent with the general plan as amended". The State General Plan Guidelines have interpreted this time period to be two years for extensive amendments to the general plan such as a general plan revision. Zoning in Mono County will be brought into compliance with the general plan in two stages. During the first year, we will address those areas of the County which are covered under the countywide plan, as well as those areas with up-to-date and complete area general plans. During the second year, those areas with newly completed or updated area general plans will be brought into compliance. Once the zoning code is brought into compliance with the general plan, it will provide gradations of land use (see Table I), as well as appropriate standards such as lot coverage, building height and setbacks, to help alleviate land use incompatibilities.

Implementation Measure II

Utilize the provisions of the California Environmental Quality Act (CEQA) to mitigate the potential impacts associated with projects which may propose the juxtaposition of incompatible land uses.

Discussion:

The transition from one land use intensity district to another (e.g. High Residential to High Commercial) creates a border of potentially incompatible land use activities.

Site planning techniques which may significantly reduce potential adverse impacts include: increased setbacks; landscaped buffer areas; sensitive building orientation, etc.. These techniques can be imposed by the Planning Department as part of the environmental review process, which applies to such projects as tentative maps, zone changes and general plan amendments. Mono County has implemented the requirements of CEQA through the adoption of the County "Objectives, Criteria and Procedures". This document is continuously updated as CEQA is amended.

Policy C

Review and revise the general plan to reflect changing conditions and needs.

Implementation Measure I

Prepare an annual report regarding the status of the general plan and the progress in its implementation.

Discussion:

This report fulfills a requirement of State law (see Section III) and should be prepared by the Planning Department and presented to the Planning Commission and the Board of Supervisors for their review and comment.

Implementation Measure II

Conduct a thorough review of the general plan every five (5) years and revise the plan as necessary.

Discussion:

The State General Plan specifies that the entire general plan be thoroughly reviewed at least every five (5) years. This review will be conducted by the Planning Department in response to direction received from the Planning Commission and/or the Board of Supervisors.

Section VI

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires (Government Code Section 65300.5) that "...the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." The Land Use Element of the General Plan attempts to synthesize the goals, policies and implementation measures contained in the other eight state mandated general plan elements (i.e. Circulation, Housing, Safety, Seismic Safety, Noise, Open Space and Conservation) through the establishment of a land use classification system. That system and the associated land use designation maps take into consideration the various constraints and opportunities addressed in the other eight Elements and assign land use designations accordingly. The end result is an integrated and internally consistent document which meets the requirements of state law.

Section VII

REFERENCES

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Mono County Planning Department, August 1980, Benton and Chalfant Valleys Area General Plan.

_____, November 1981, Circulation Element.

_____, July 1981, Hammil Valley Area General Plan.

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Sonoma County Planning Department, amended September 1979, Sonoma County General Plan.

State of California, Office of Planning and Research, September 1980, General Plan Guidelines.

Section VIII

PEOPLE AND ORGANIZATIONS CONTACTED

Inyo-Mono Association of Governmental Entities
Randy Pestor, Executive Director

Mono County
County Counsel's Office
Neil B. Van Winkle, County Counsel
Bret H. Reed, Jr., Deputy County Counsel

Planning Department
Robert W. Sandy, Director

State Department of Conservation
Esther Maser, Environmental Program Coordinator

State Department of Fish and Game
Fred A. Worthley, Jr., Regional Manager for Region 5

State Department of Transportation
Robert J. Ruhnke, District 9 Environmental Planning Unit

State Water Quality Control Board, Lahontan Region
Roy C. Hampson, Executive Officer

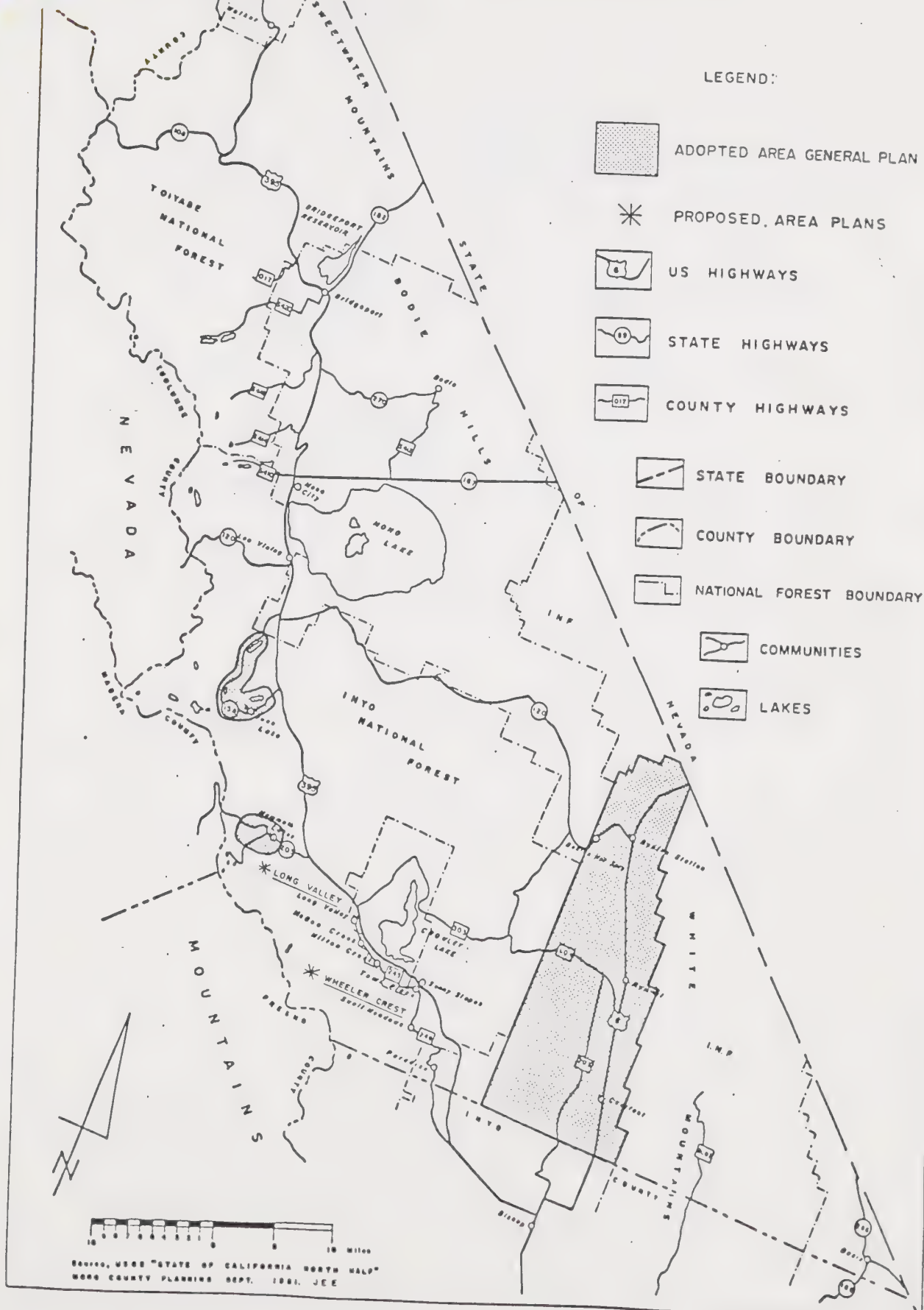
United States Bureau of Land Management
Bishop Office

United States Forest Service
Bishop Office

LAND USE ELEMENT
MAPS ONLY

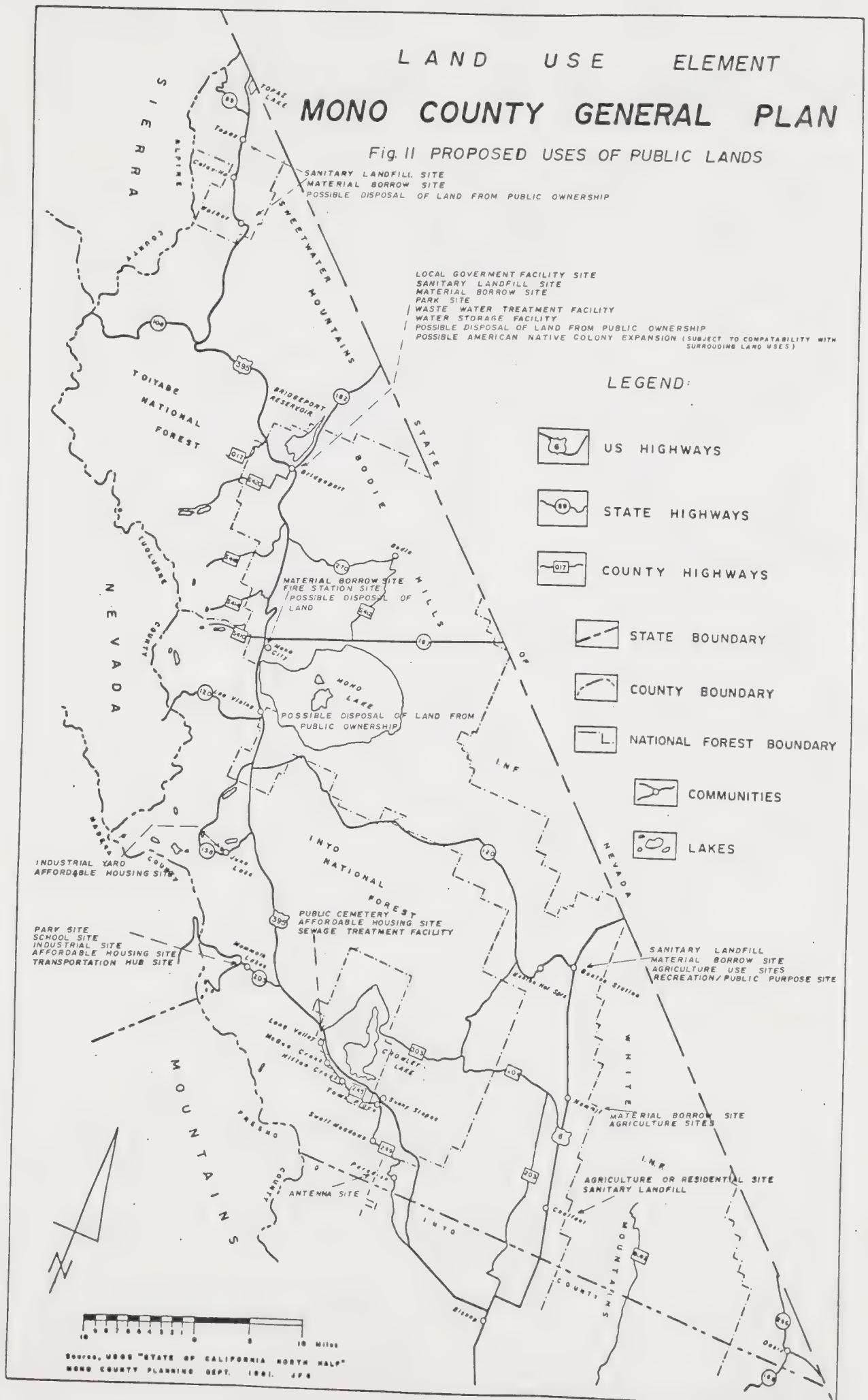
LAND USE ELEMENT MONO COUNTY GENERAL PLAN

Fig 1 AREA GENERAL PLANS



MONO COUNTY GENERAL PLAN

Fig. II PROPOSED USES OF PUBLIC LANDS



MONO COUNTY GENERAL PLAN

Fig. III-1 COUNTY DESIGNATIONS

Legend:

Land Use District

- LA Low Agricultural
- LR Low Residential
- MR Moderate Residential
- MC Moderate Commercial
- HR High Residential
- HC High Commercial
- HI High Industrial
- MM Mixed Multiple Use

Underlined Communities, mapped at detailed scale in the following pages of the element.



US HIGHWAYS



STATE HIGHWAYS



COUNTY HIGHWAYS



STATE BOUNDARY



COUNTY BOUNDARY



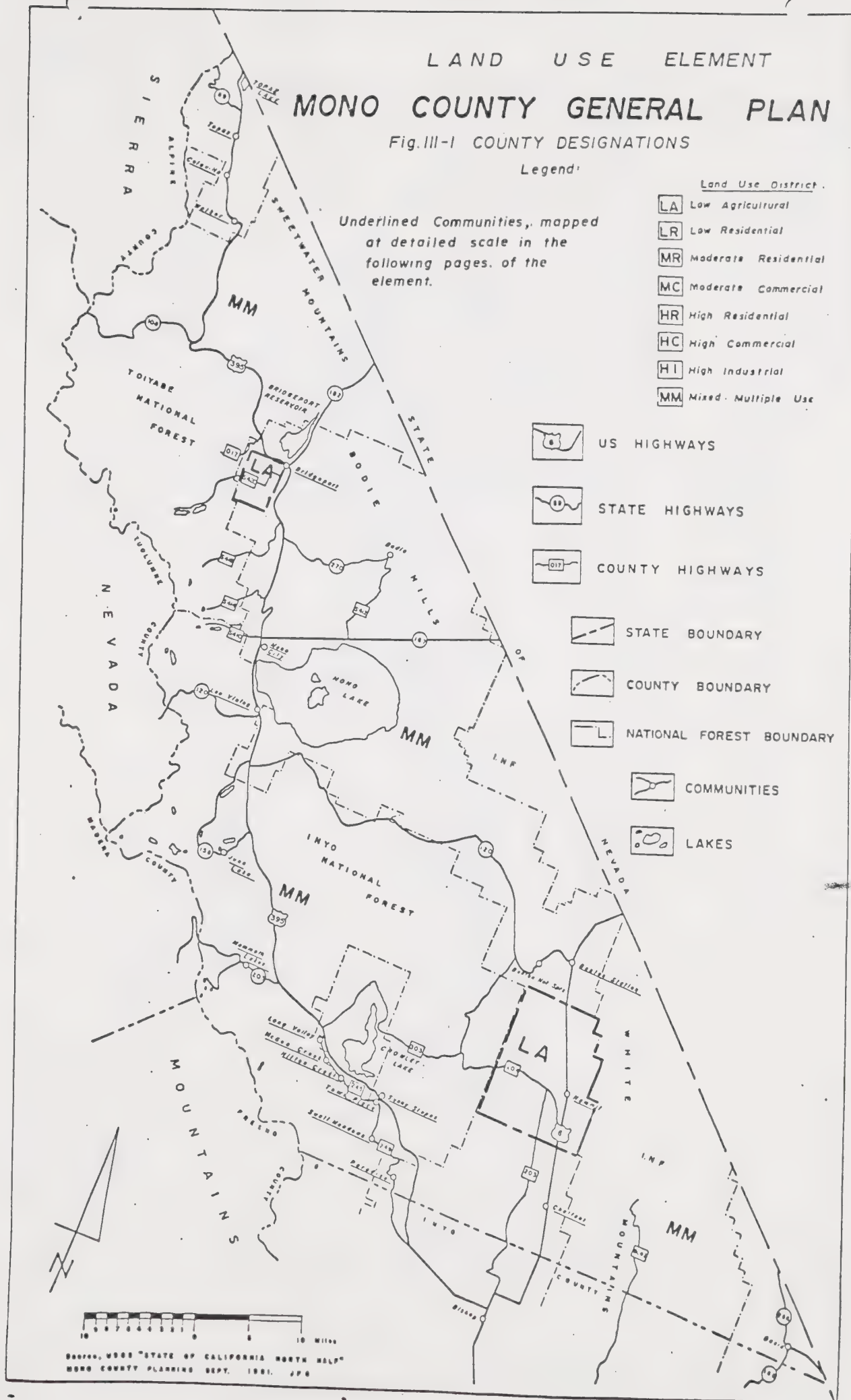
NATIONAL FOREST BOUNDARY



COMMUNITIES



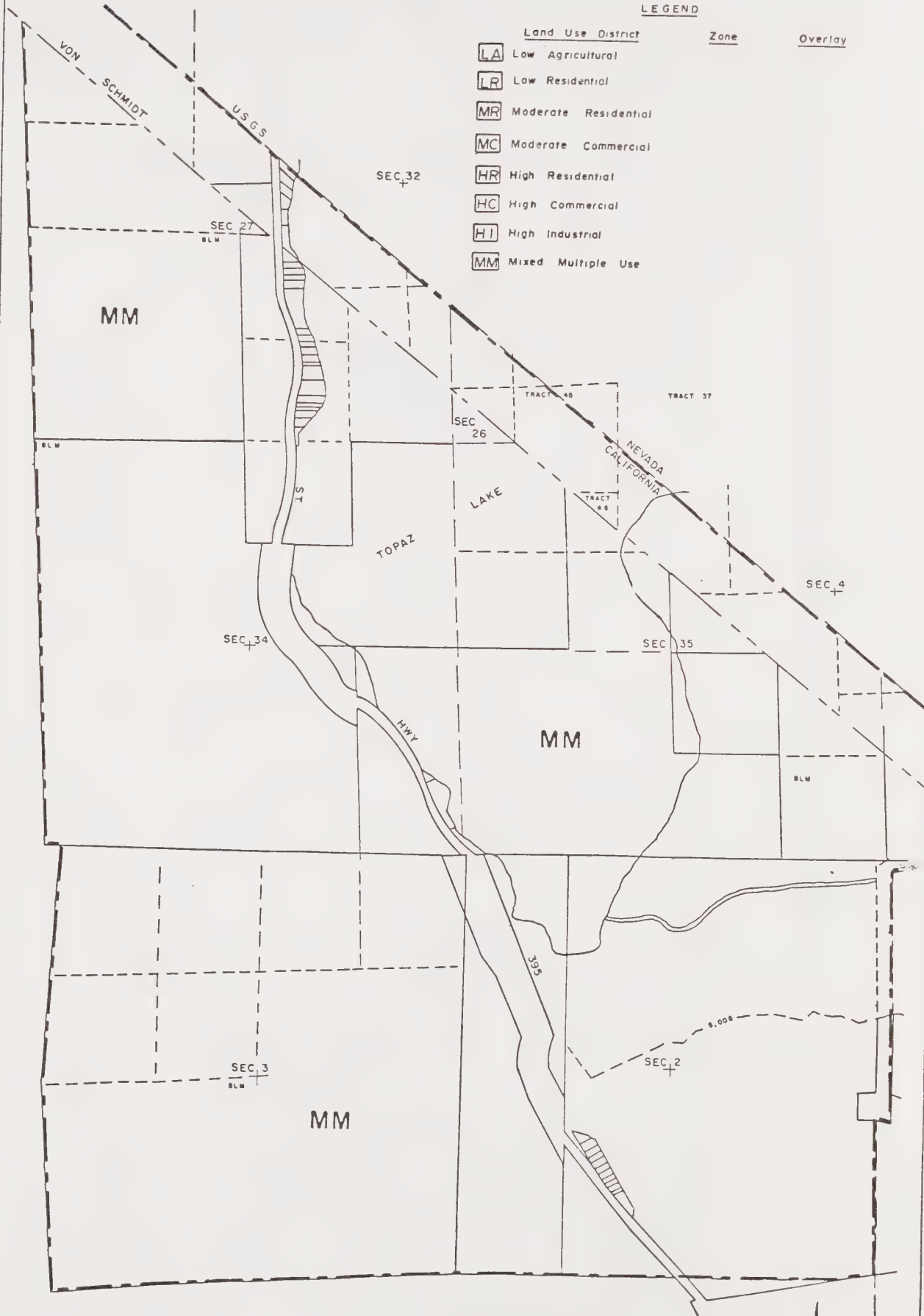
LAKES



LAND USE ELEMENT MONO COUNTY GENERAL PLAN Fig. 2A Topaz Area

LEGEND

| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



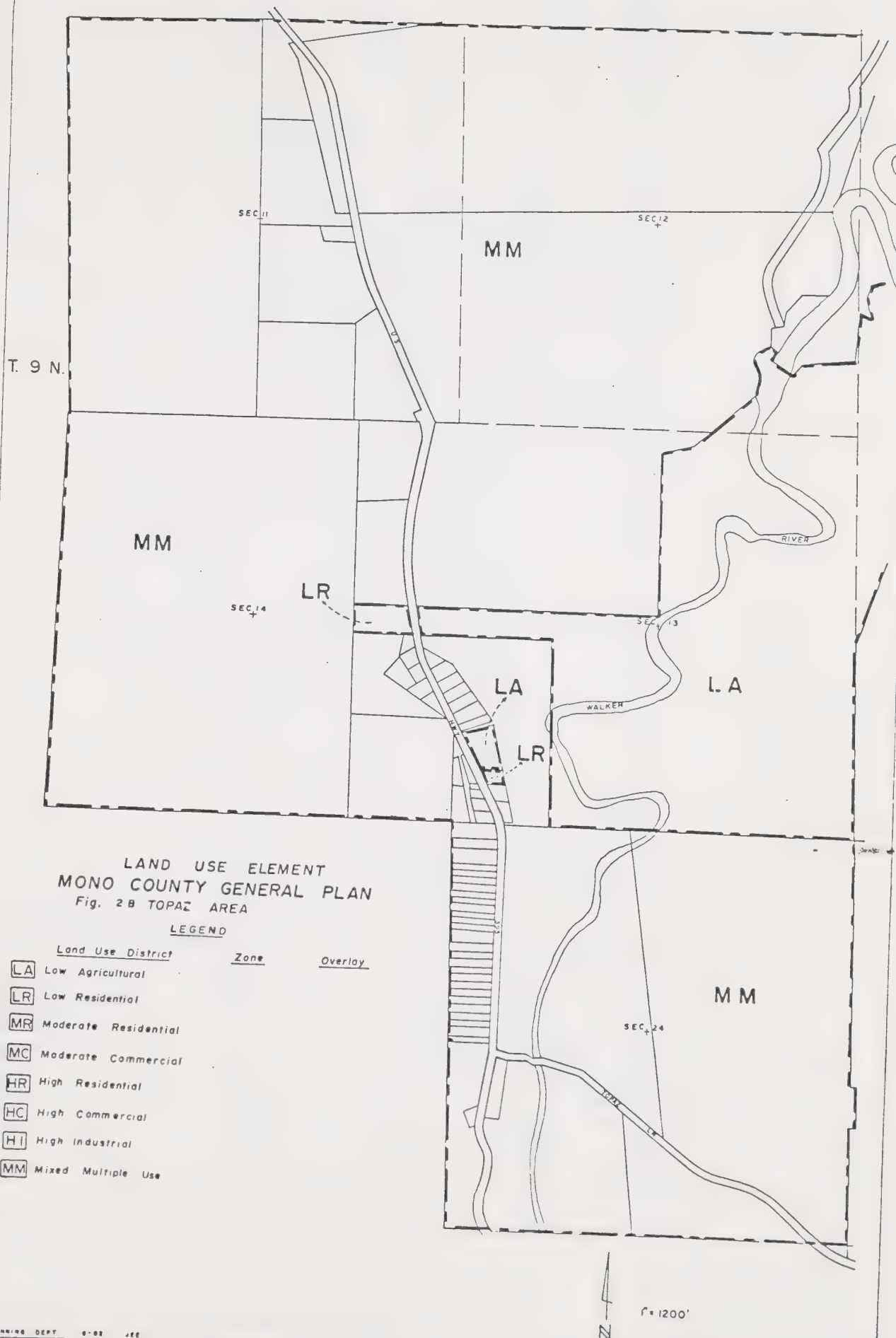


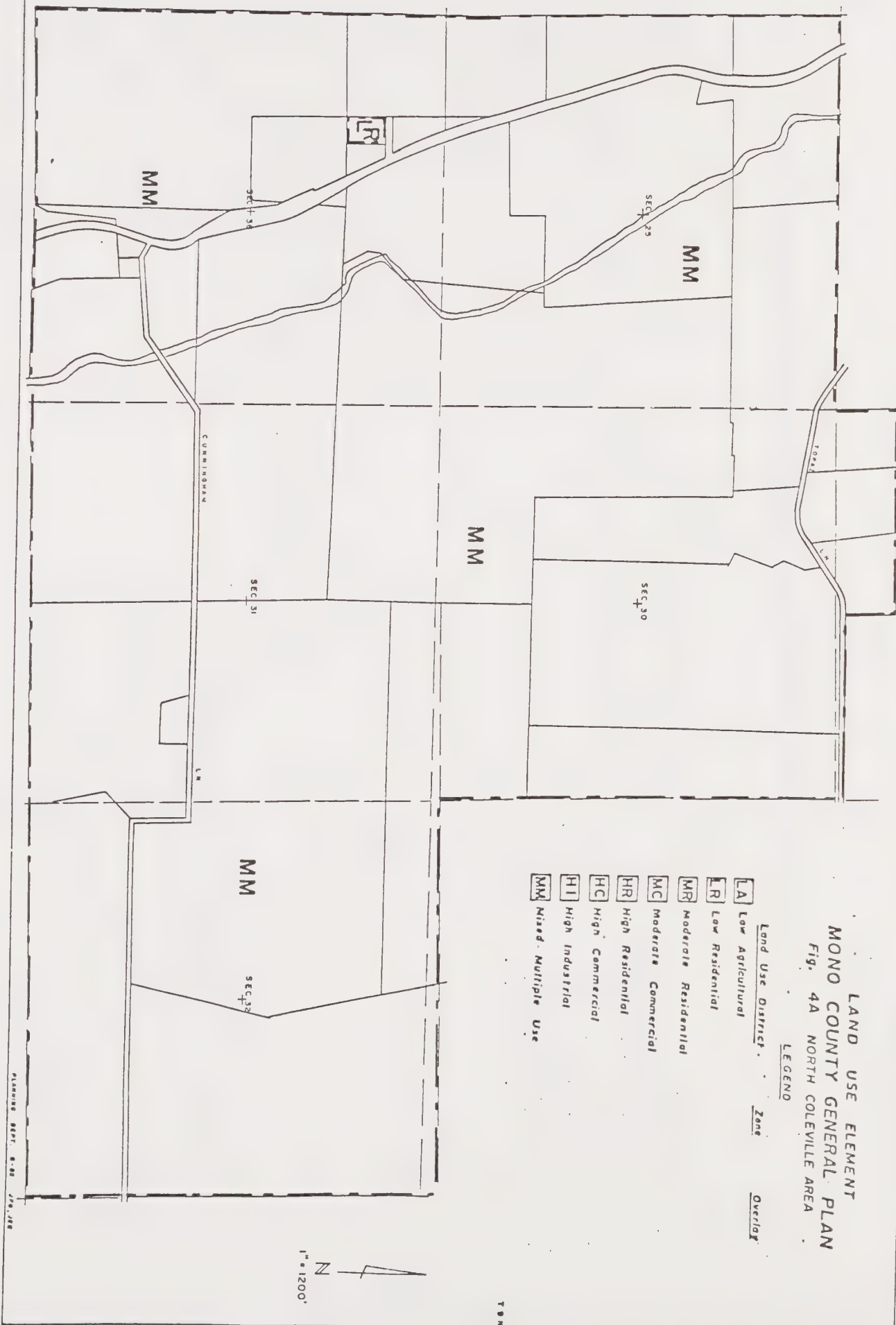
FIG. 2 B

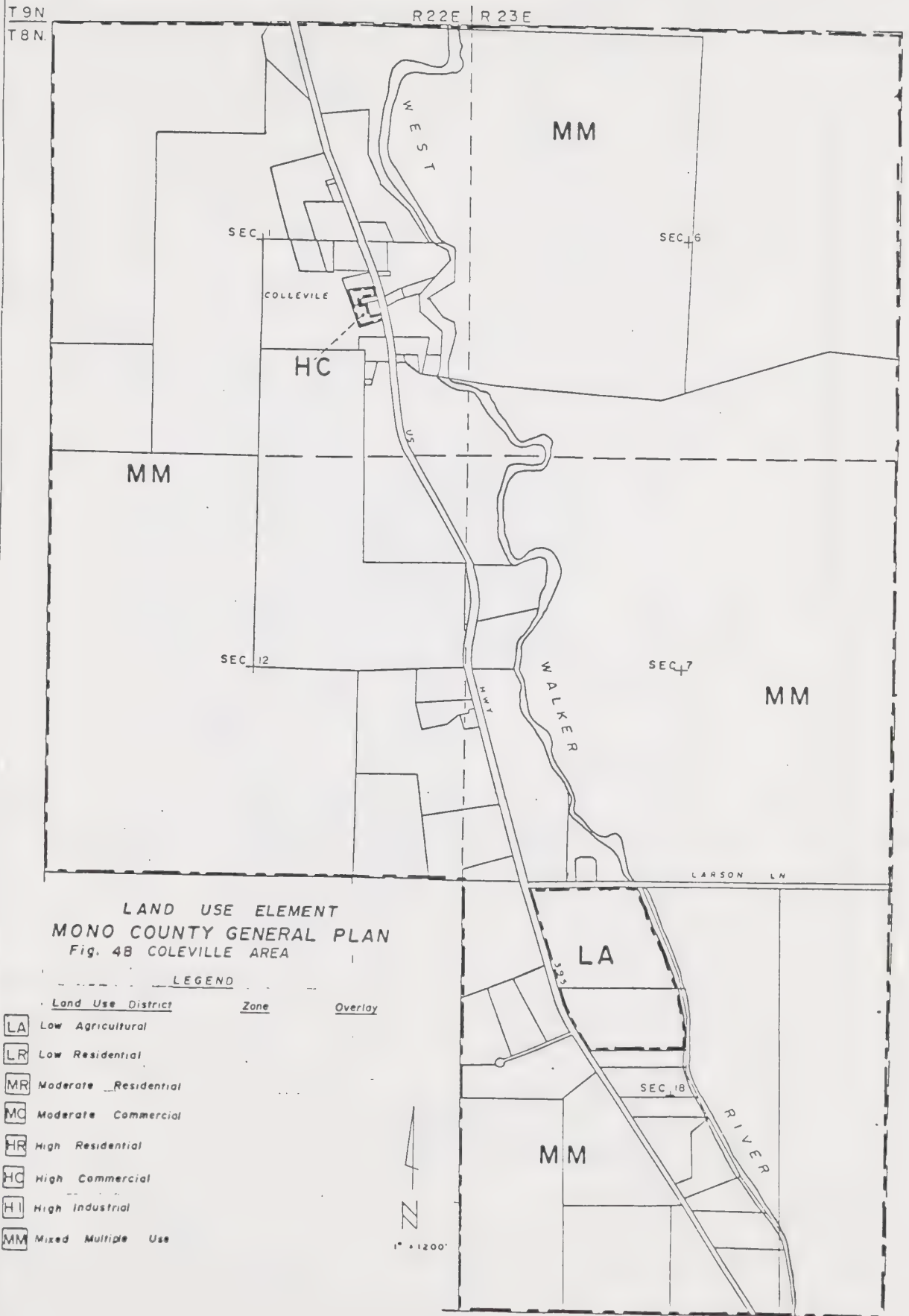
Fig. 4A NORTH COLEVILLE AREA

Fig. 4A NORTH COLEVILLE AREA

LEGEND

| | <u>Land Use District</u> | <u>Zone</u> | <u>Overlay</u> |
|----|--------------------------|-------------|----------------|
| LA | Low Agricultural | | |
| LR | Low Residential | | |
| MR | Moderate Residential | | |
| MC | Moderate Commercial | | |
| HR | High Residential | | |
| HC | High Commercial | | |
| HI | High Industrial | | |
| MM | Mixed Multiple Use | | |





T8N.

LAND USE ELEMENT
MONO COUNTY GENERAL PLAN
Fig. 5A WALKER AREA

LEGEND

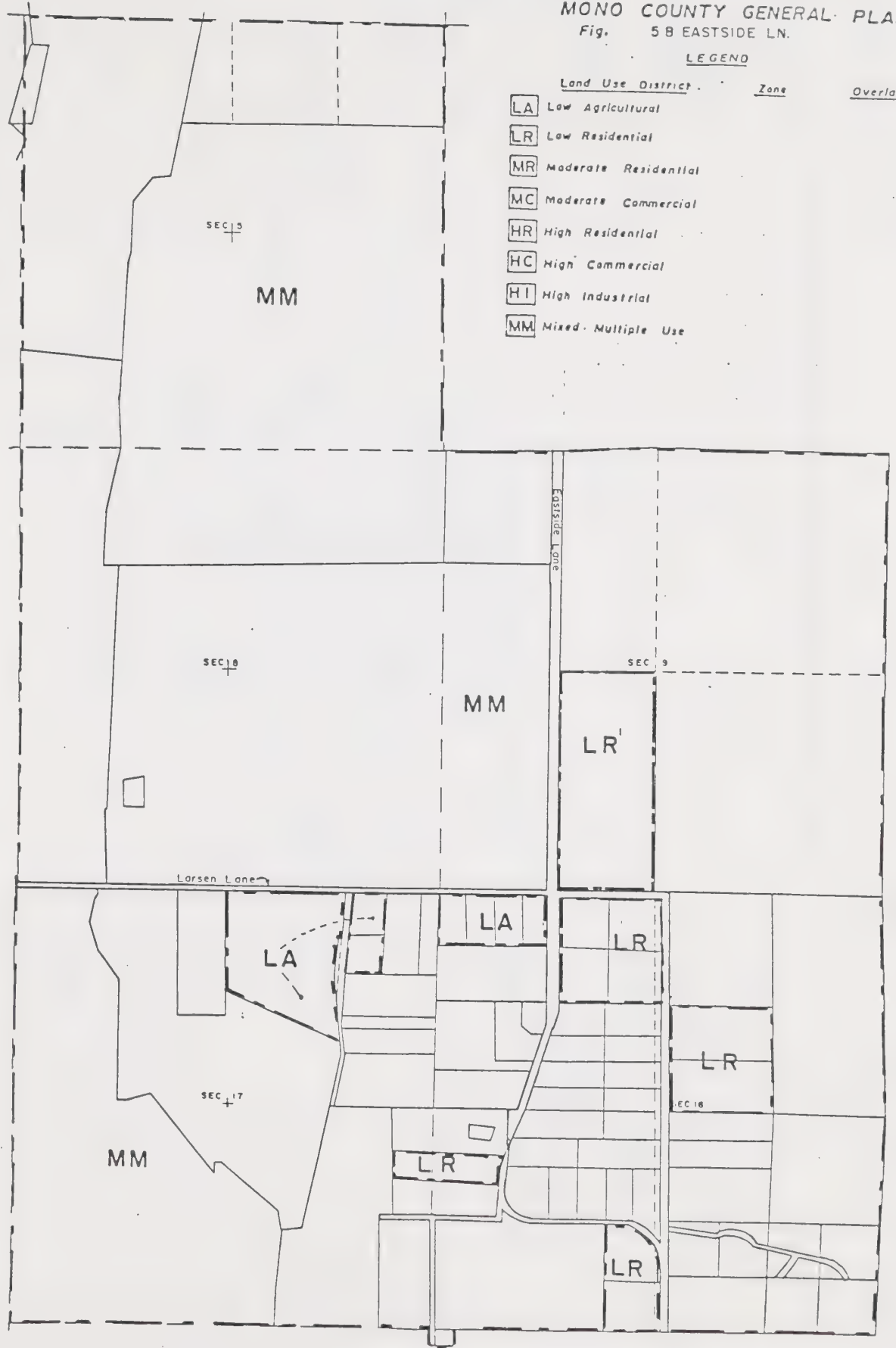
| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



LAND USE ELEMENT
MONO COUNTY GENERAL PLAN
Fig. 58 EASTSIDE LN.

LEGEND

| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



"LR" designation in accordance w/ GPA 83-02 (2)
BoS Res 83-214 on 12-20-83

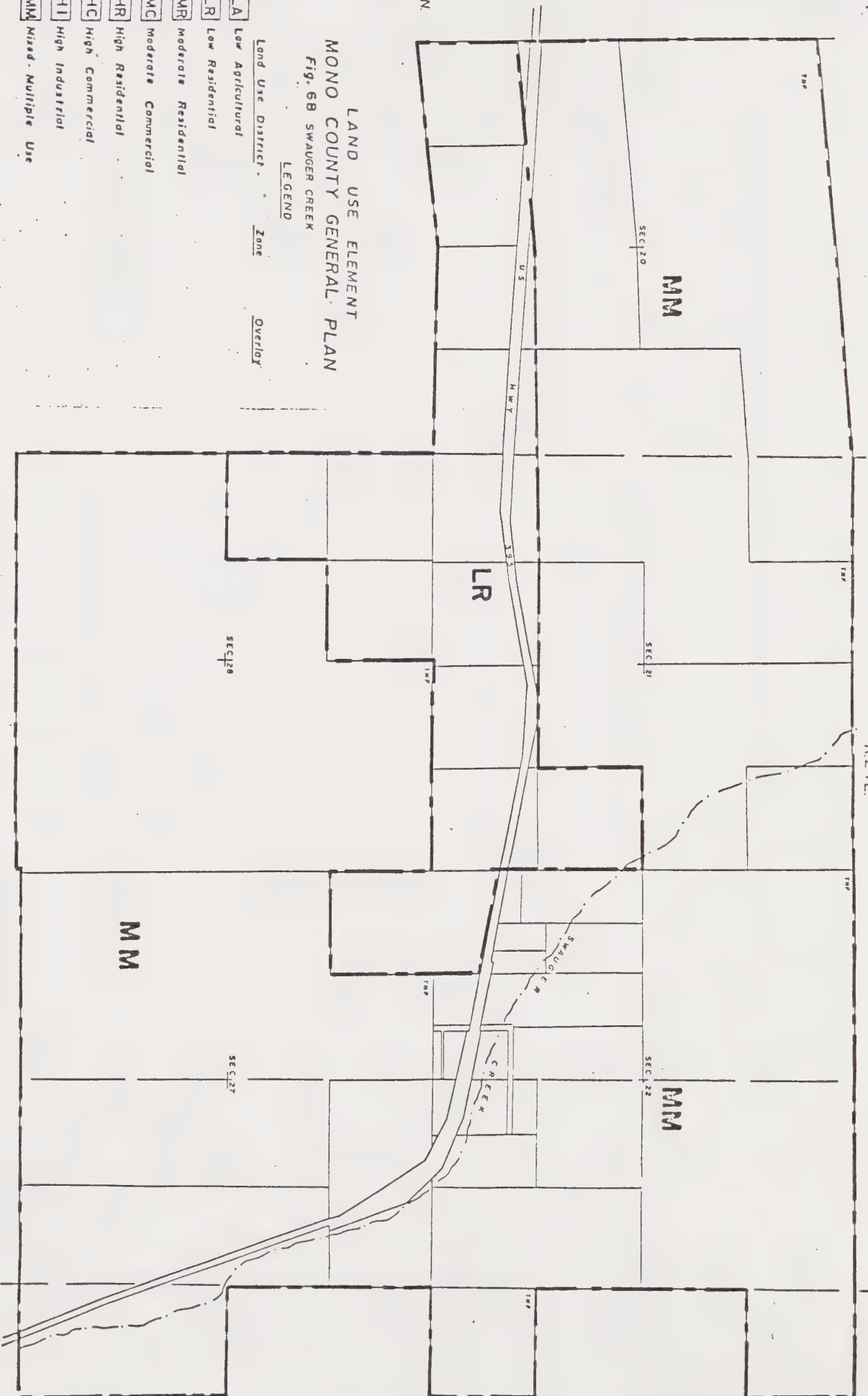
58

LAND USE ELEMENT
MONO COUNTY GENERAL PLAN
Fig. 6B SWAUGER CREEK

LEGEND

- | Land Use District | Zone | Overlay |
|-------------------------|------|---------|
| LA Low Agricultural | | |
| LR Low Residential | | |
| MR Moderate Residential | | |
| MC Moderate Commercial | | |
| HR High Residential | | |
| HC High Commercial | | |
| HI High Industrial | | |
| MM Mixed Multiple Use | | |

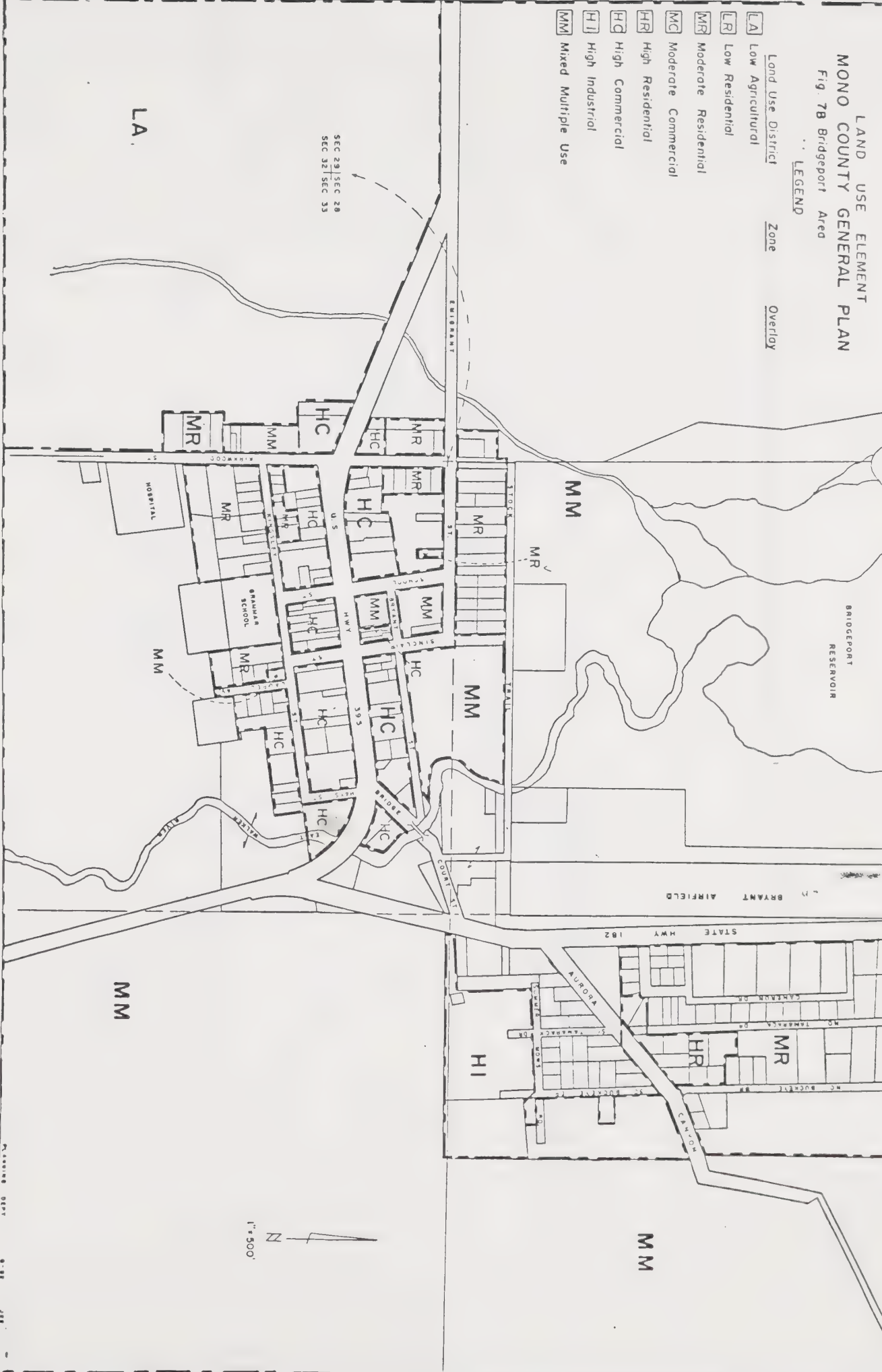
PLANNING DEPT. JG, JE 6-82



LAND USE ELEMENT MONO COUNTY GENERAL PLAN Fig 7B Bridgeport Area

LEGEND

| Land Use District | Zone | Overlay |
|-------------------------|------|---------|
| LA Low Agricultural | | |
| LR Low Residential | | |
| MR Moderate Residential | | |
| MC Moderate Commercial | | |
| HR High Residential | | |
| HC High Commercial | | |
| HI High Industrial | | |
| MM Mixed Multiple Use | | |

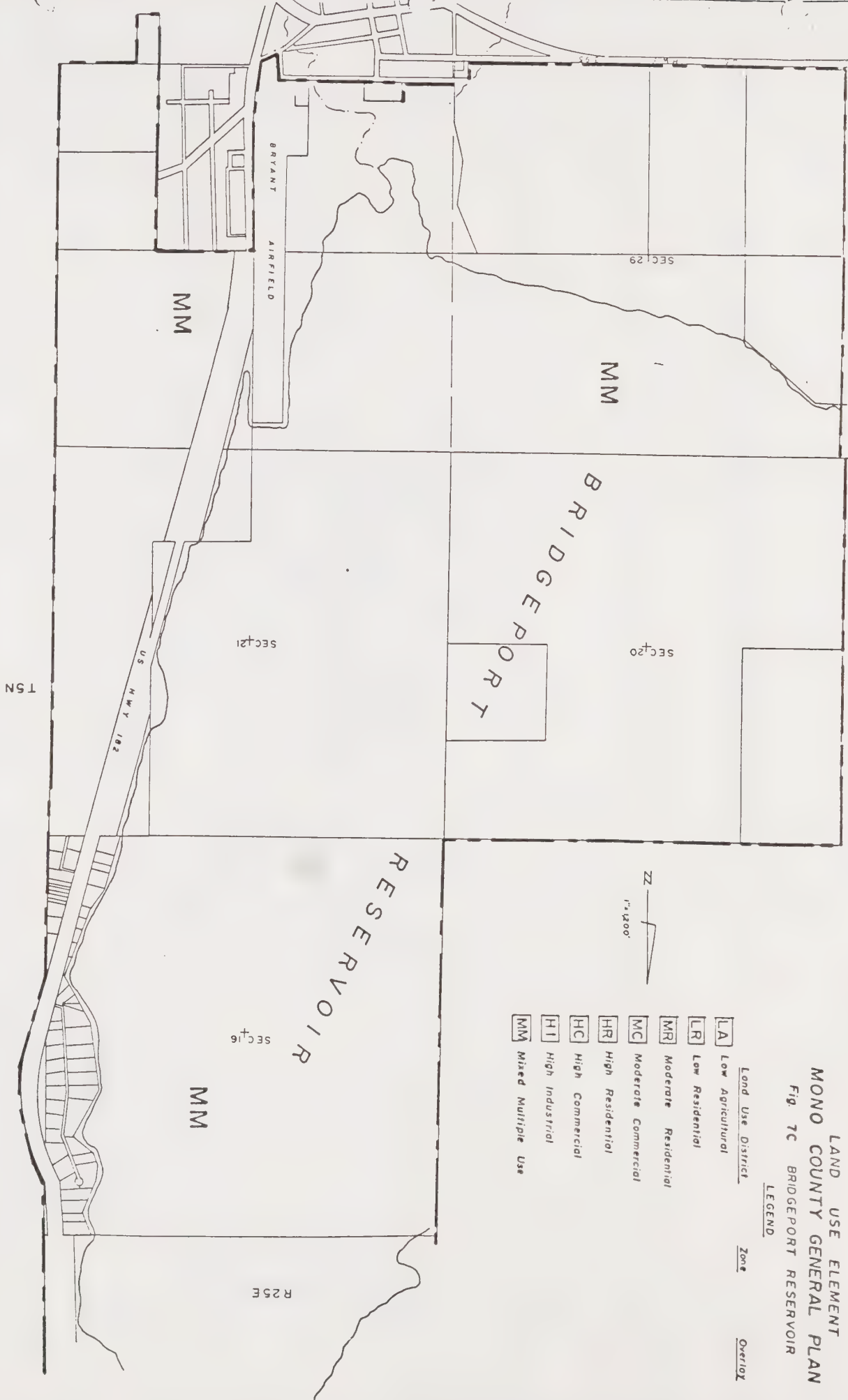


1" = 500'

LAND USE ELEMENT MONO COUNTY GENERAL PLAN Fig. 7C BRIDGEPORT RESERVOIR

LEGEND

| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |

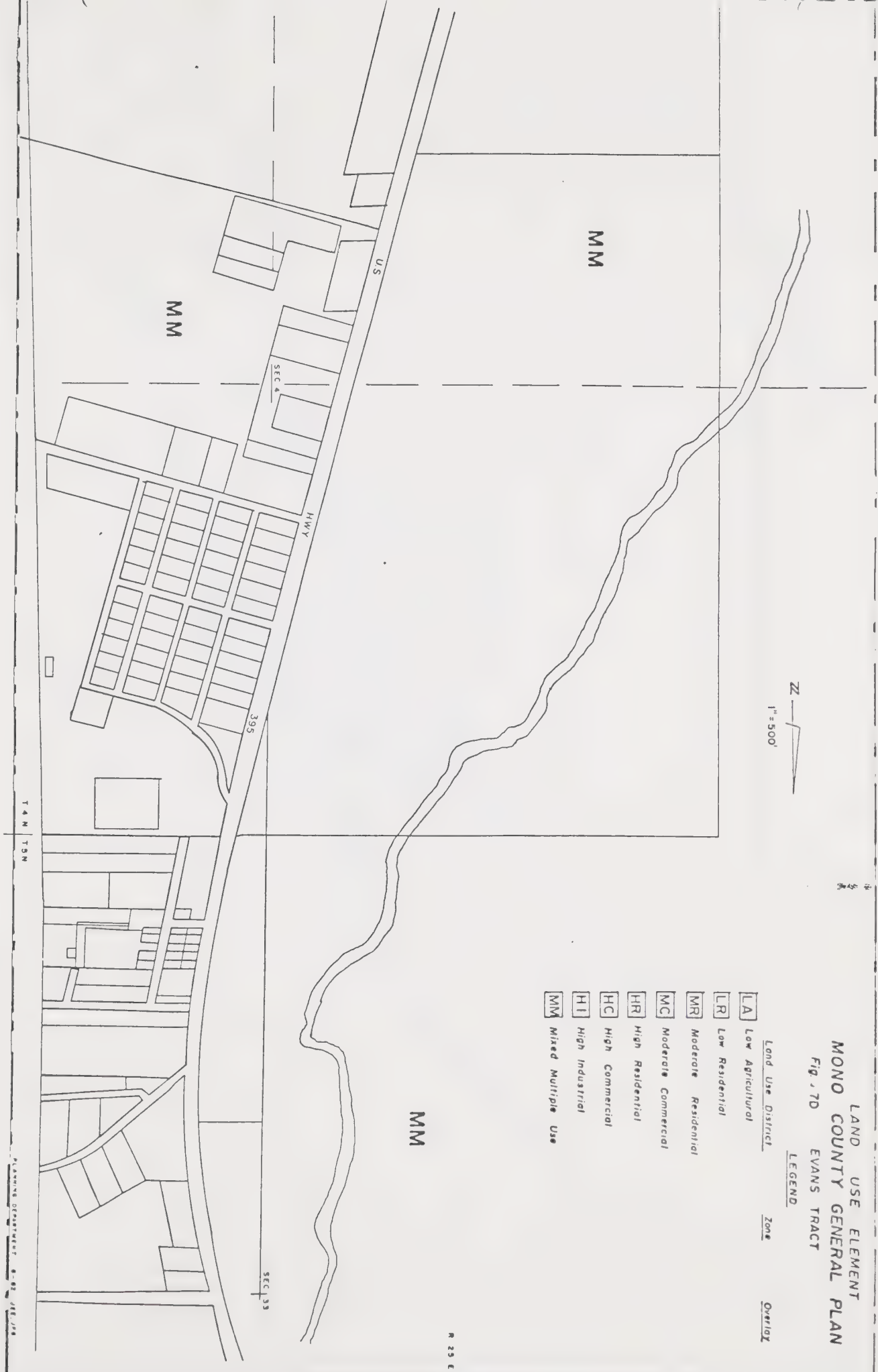


LAND USE ELEMENT MONO COUNTY GENERAL PLAN

Fig. 7D EVANS TRACT

LEGEND

| Land Use District | Zone | Overlay |
|---------------------------|------|---------|
| [LA] Low Agricultural | | |
| [LR] Low Residential | | |
| [MR] Moderate Residential | | |
| [MC] Moderate Commercial | | |
| [HR] High Residential | | |
| [HC] High Commercial | | |
| [HI] High Industrial | | |
| [MM] Mixed Multiple Use | | |



LAND USE ELEMENT MONO COUNTY GENERAL PLAN

Fig. 7E RANCHERIA

LEGEND

Land Use District Zone Overlay

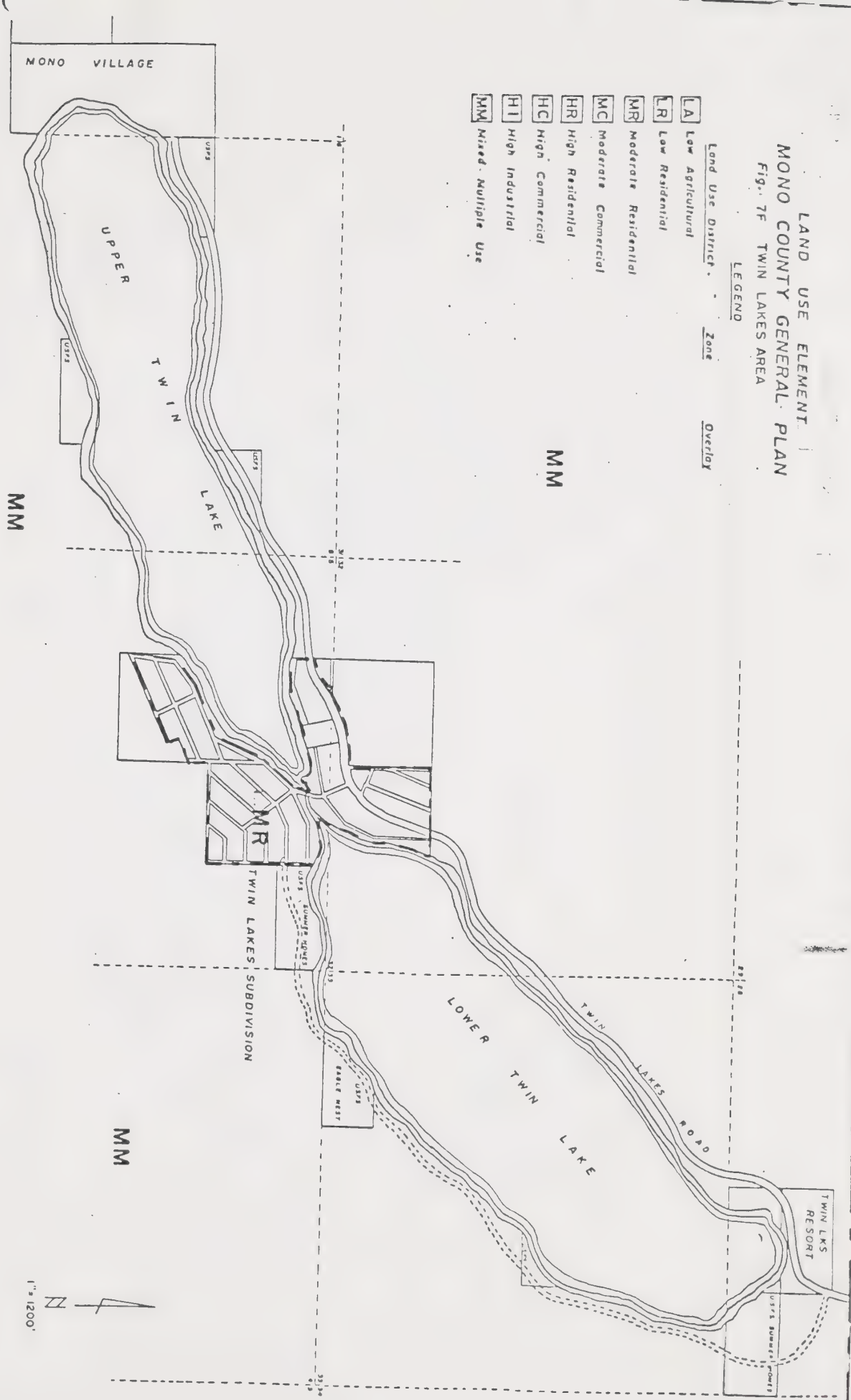
- [LA] Low Agricultural
- [LR] Low Residential
- [MR] Moderate Residential
- [MC] Moderate Commercial
- [HR] High Residential
- [HC] High Commercial
- [HI] High Industrial
- [MM] Mixed Multiple Use



LAND USE ELEMENT MONO COUNTY GENERAL PLAN Fig. 7F TWIN LAKES AREA

LEGEND

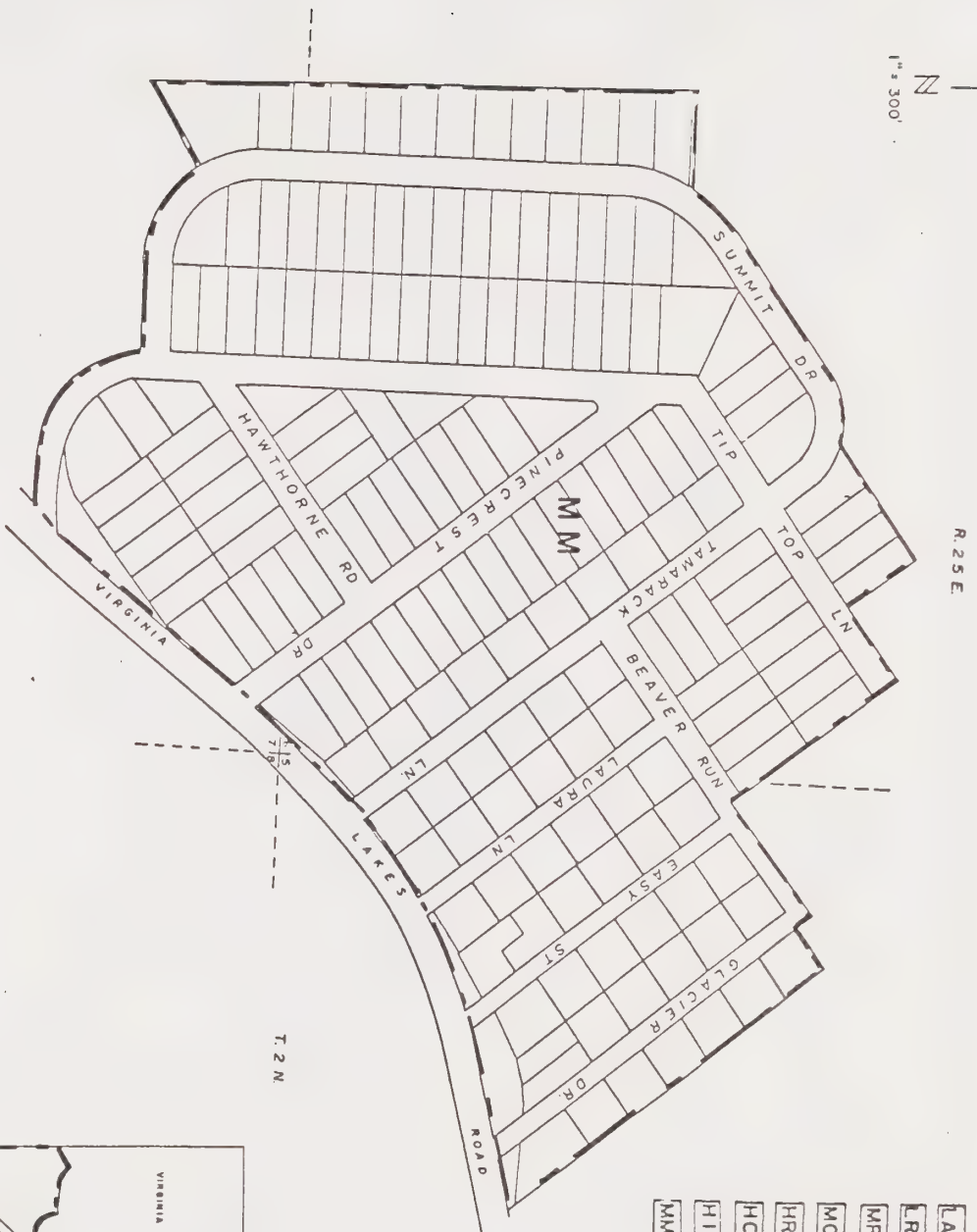
| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



LAND USE ELEMENT MONO COUNTY GENERAL PLAN Fig. 8 VIRGINIA LAKES SUBDIVISION

LEGEND

| Land Use District | Zone | Overlay |
|-------------------------|------|---------|
| LA Low Agricultural | | |
| LR Low Residential | | |
| MR Moderate Residential | | |
| MC Moderate Commercial | | |
| HR High Residential | | |
| HC High Commercial | | |
| HI High Industrial | | |
| MM Mixed Multiple Use | | |



LAND USE ELEMENT

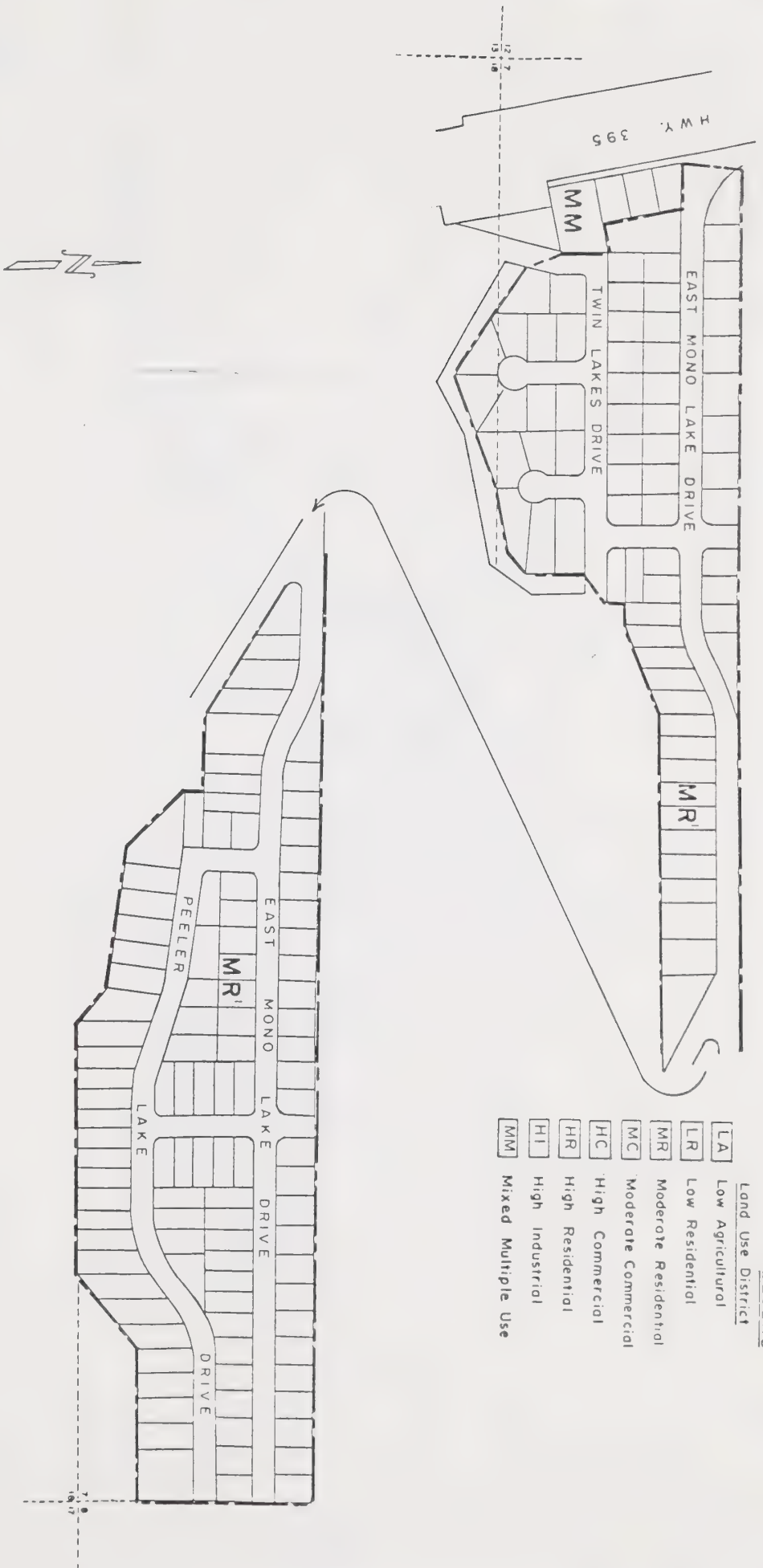
MONO COUNTY GENERAL PLAN

FIG. 9A MONO CITY

LEGEND

Land Use District

- [LA] Low Agricultural
- [LR] Low Residential
- [MR] Moderate Residential
- [MC] Moderate Commercial
- [HC] High Commercial
- [HR] High Residential
- [HI] High Industrial
- [MM] Mixed Multiple Use



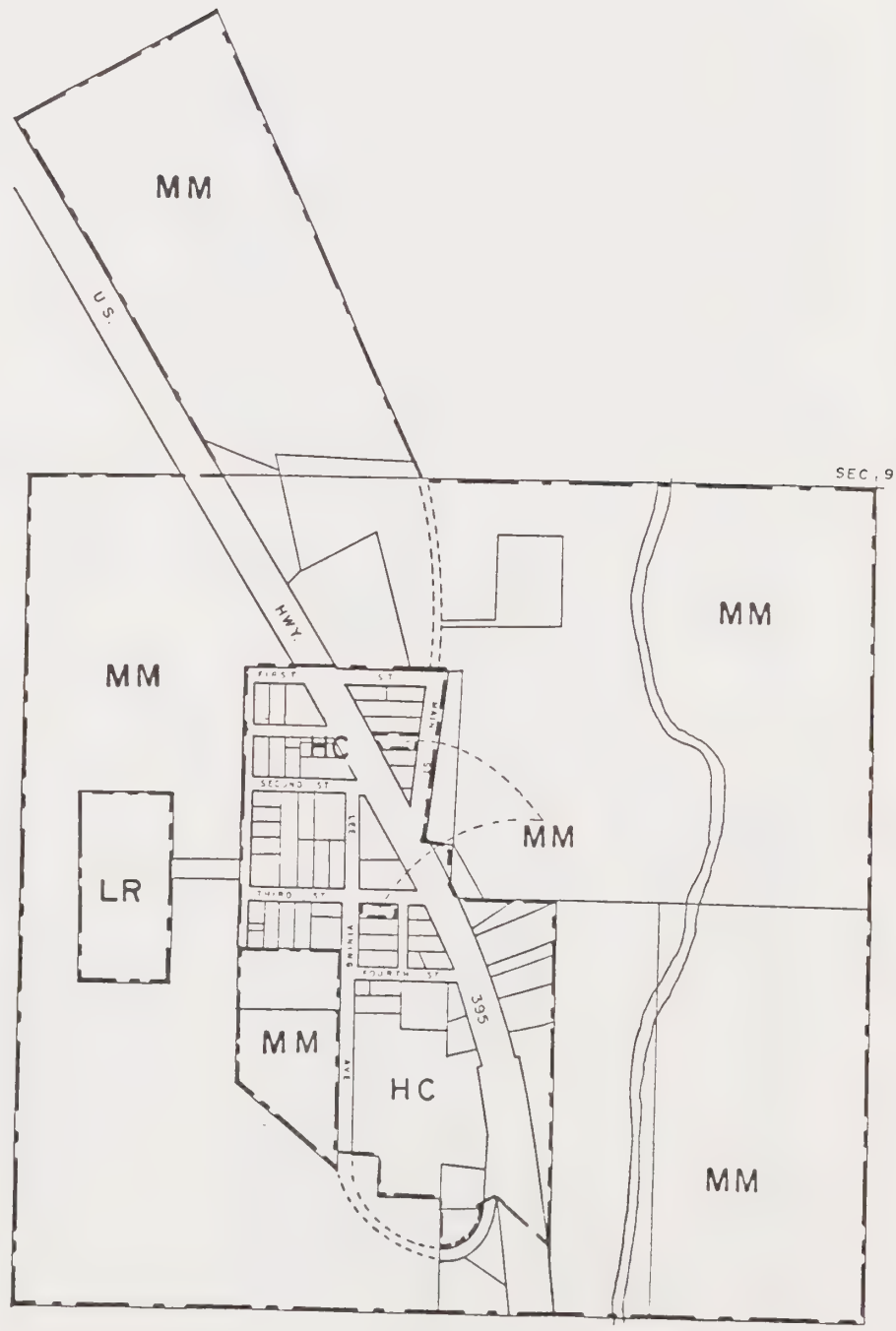
"MR" designation in accordance w/ GPA 83-02 (I)
BoS Res. 83-213 on 12-20-83

PLANNING DEPT. 12-83 NET

LAND USE ELEMENT
 MONO COUNTY GENERAL PLAN
 Fig. 9C LEE VINING AREA

LEGEND

| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



N
 1" = 400'

9C

FIG 9C

LAND USE ELEMENT MONO COUNTY GENERAL PLAN Fig 10A JUNE LAKE VILLAGE

LEGEND

| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |

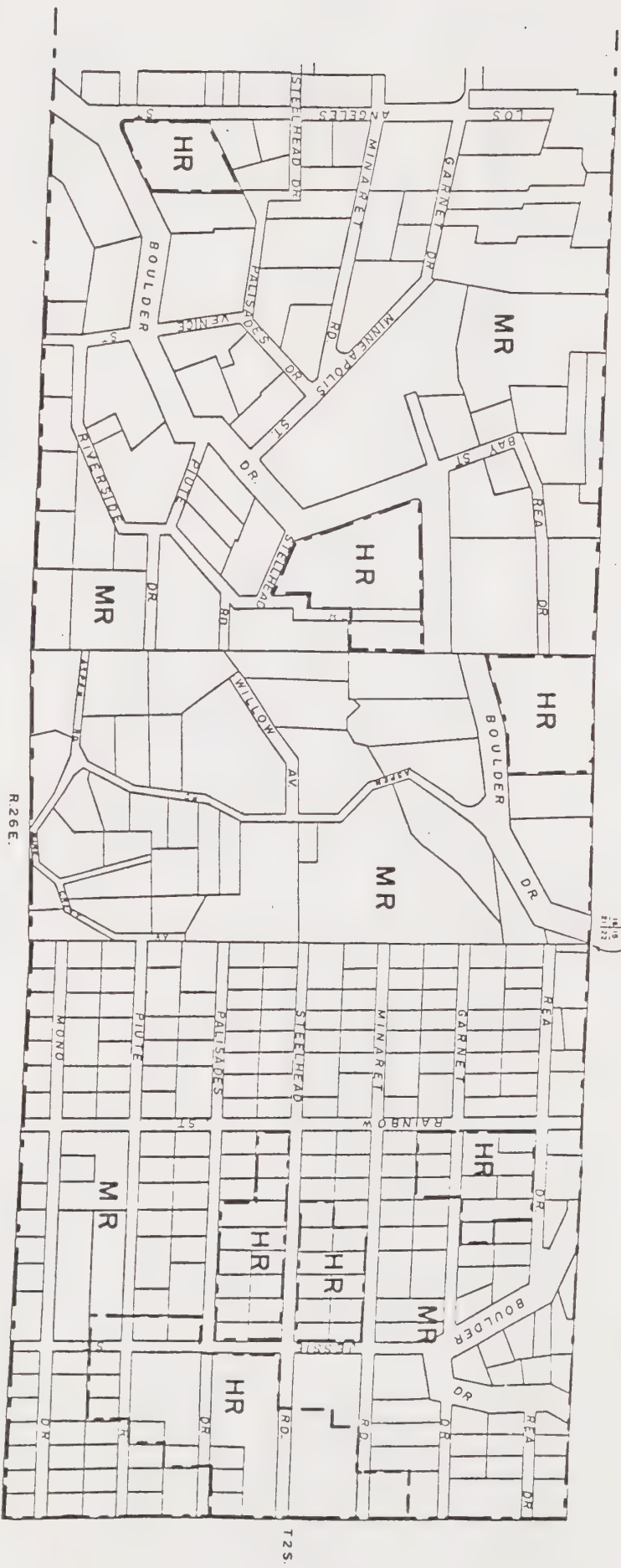


"HR" designation in accordance w/ GPA 83-02(4)
BOS Res. 83-215 on 12-20-83

LAND USE ELEMENT MONO COUNTY GENERAL PLAN Fig. 10B JUNE LAKE-DOWN CANYON-EAST 1/2

LEGEND

| Land Use District | Zone | Overlay |
|-------------------------|------|---------|
| LA Low Agricultural | | |
| LR Low Residential | | |
| MR Moderate Residential | | |
| MC Moderate Commercial | | |
| HR High Residential | | |
| HC High Commercial | | |
| HI High Industrial | | |
| MN Mixed Multiple Use | | |

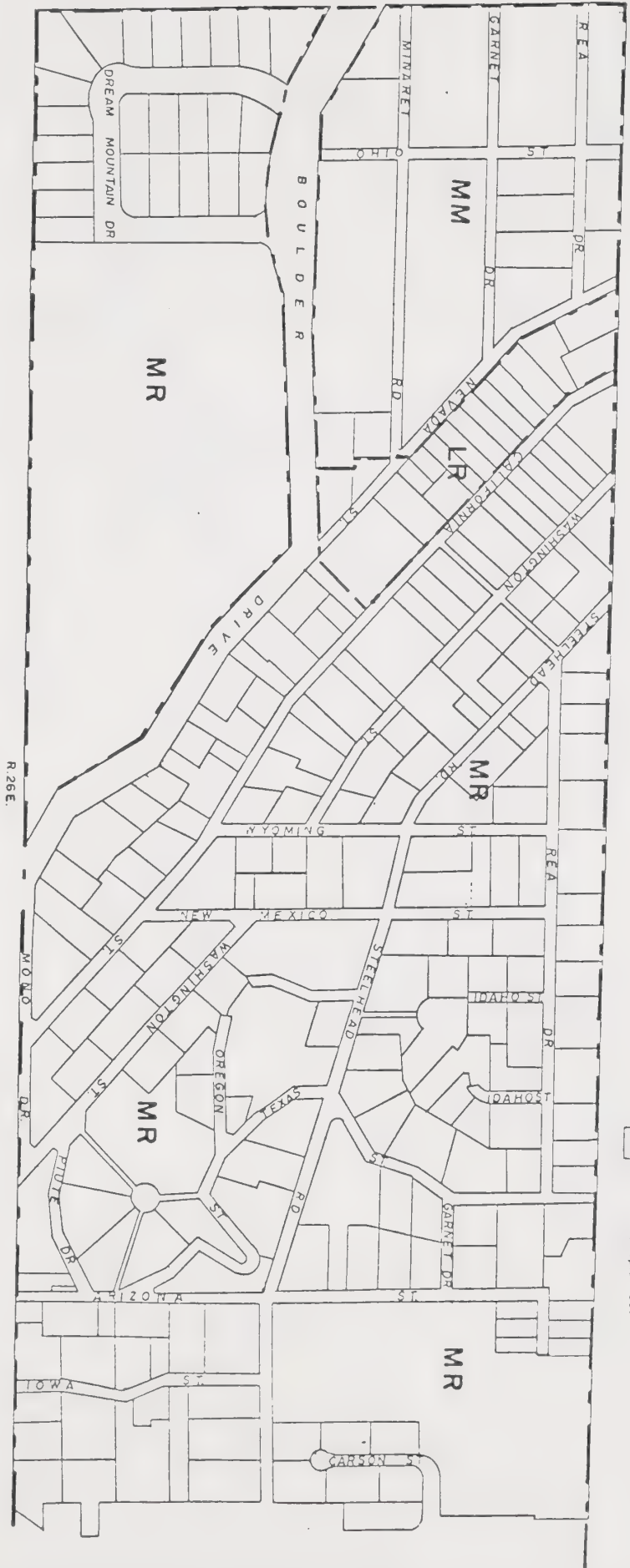


LAND USE ELEMENT MONO COUNTY GENERAL PLAN

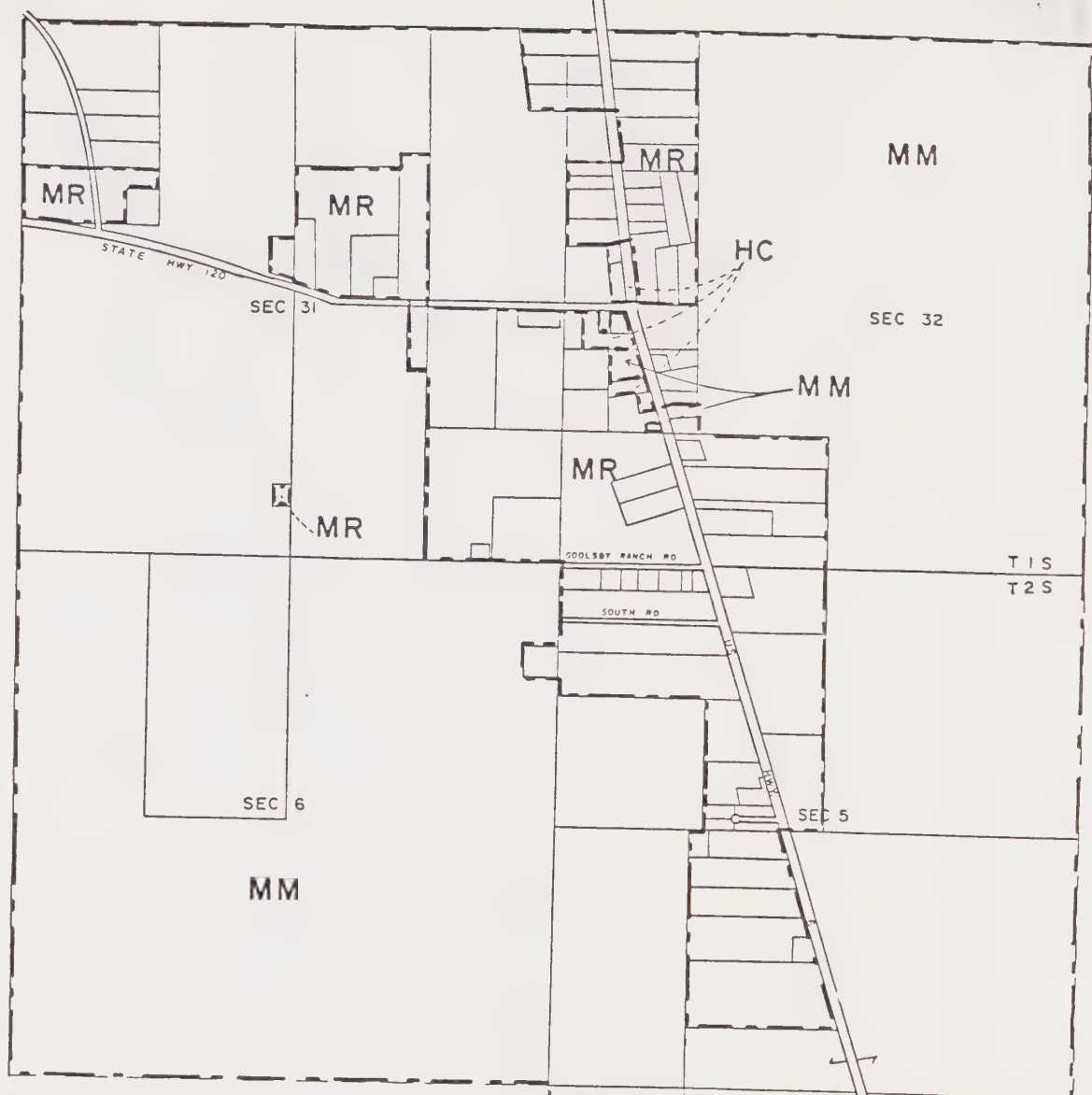
Fig. 10C JUNE LAKE - DOWN CANYON - WEST 1/2

LEGEND

| Land Use District | Zone | Overlay |
|---------------------------|------|---------|
| [LA] Low Agricultural | | |
| [LR] Low Residential | | |
| [MR] Moderate Residential | | |
| [MC] Moderate Commercial | | |
| [HR] High Residential | | |
| [HC] High Commercial | | |
| [HI] High Industrial | | |
| [MM] Mixed Multiple Use | | |



PLANNING DEPARTMENT 0-01 010-000



LAND USE ELEMENT
MONO COUNTY GENERAL PLAN
Fig. 14B BENTON AREA

LEGEND

| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



FIG 14B

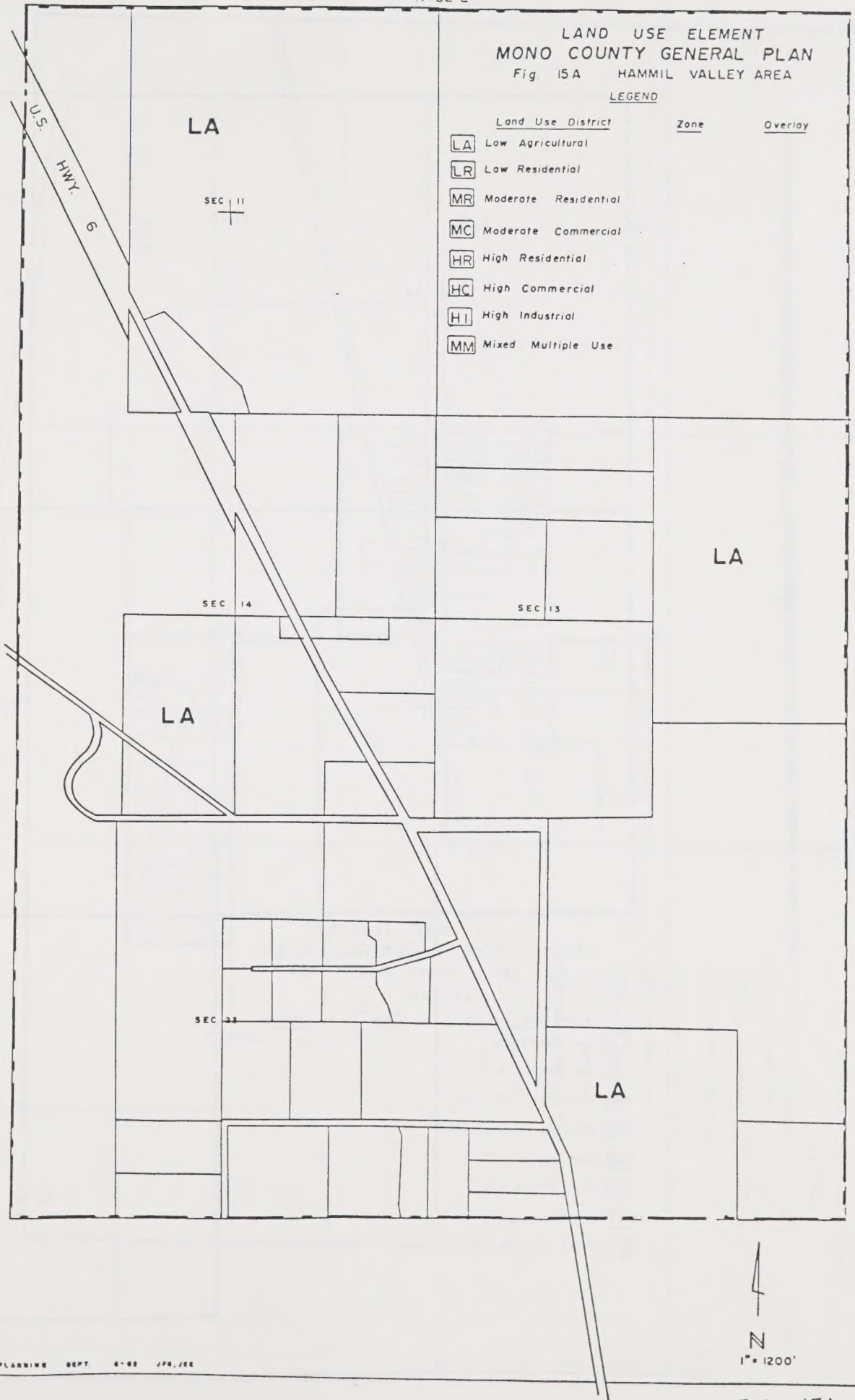
14B

R 32 E

LAND USE ELEMENT
MONO COUNTY GENERAL PLAN
Fig 15A HAMMIL VALLEY AREA

LEGEND

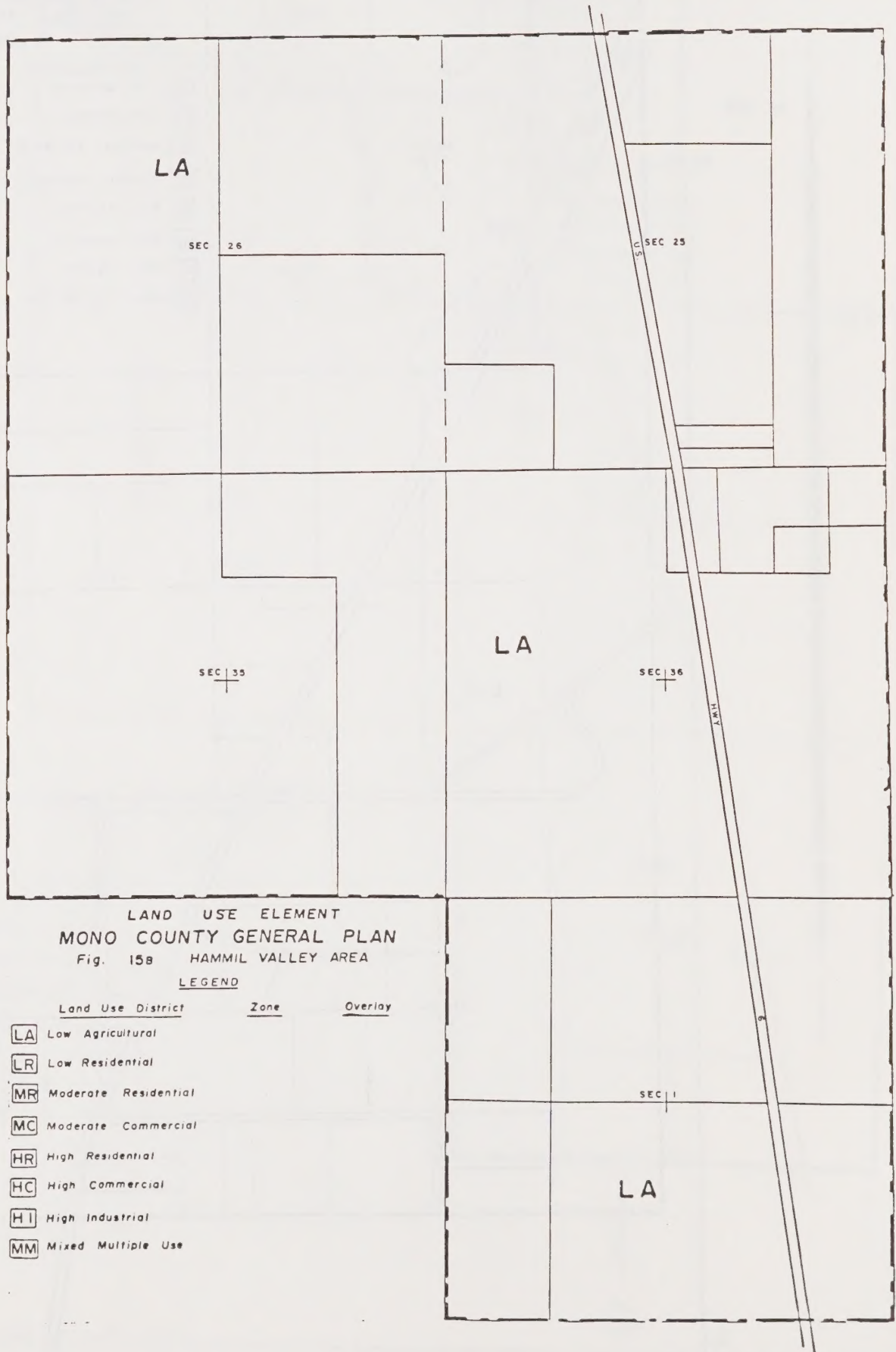
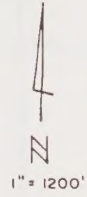
| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



15A

PLANNING DEPT. 6-88 JPB, JEC

FIG 15A



LAND USE ELEMENT
 MONO COUNTY GENERAL PLAN
 Fig. 158 HAMMIL VALLEY AREA

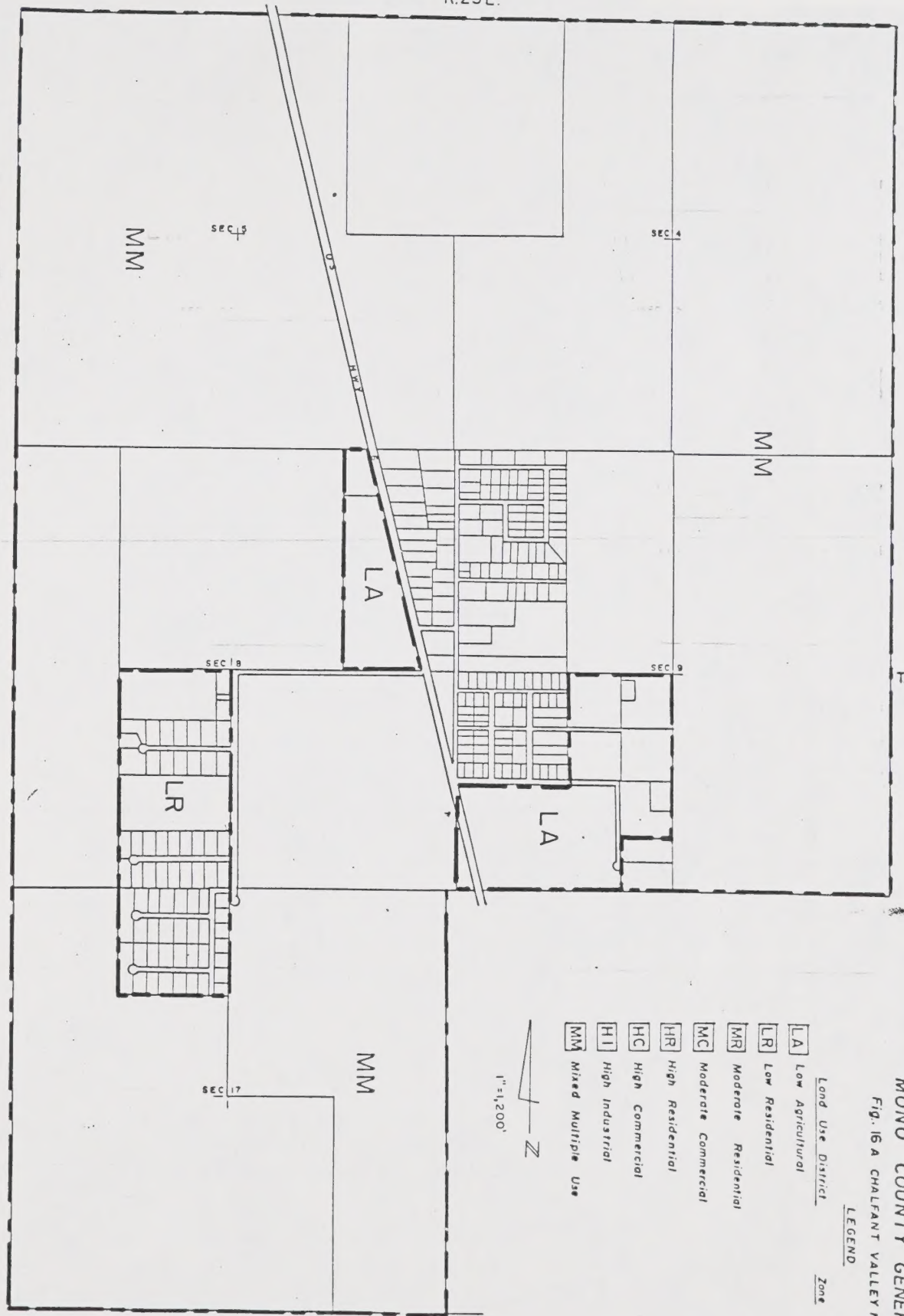
LEGEND

| Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |

158

T.5S.

R.23E.



- Land Use District Zone Overlay
- [LA] Low Agricultural
 - [LR] Low Residential
 - [MR] Moderate Residential
 - [MC] Moderate Commercial
 - [HR] High Residential
 - [HC] High Commercial
 - [HI] High Industrial
 - [MM] Mixed Multiple Use

1"=1,200'

N

LAND USE ELEMENT
MONO COUNTY GENERAL PLAN
Fig. 16 A CHALFANT VALLEY NORTH

LEGEND

FIG. 16A

PLANNING DEPARTMENT 8-88 JEF/jrs

16A

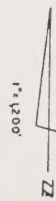


C124889325

R. 33E



- LEGEND**
- | Land Use District | Zone | Overlay |
|-------------------|----------------------|---------|
| LA | Low Agricultural | |
| LR | Low Residential | |
| MR | Moderate Residential | |
| MC | Moderate Commercial | |
| HR | High Residential | |
| HC | High Commercial | |
| HI | High Industrial | |
| MM | Mixed Multiple Use | |



PLANNING DEPARTMENT 6-82 JES, JFB

16 B

LAND USE ELEMENT
MONO COUNTY GENERAL PLAN
 Fig. 16a CHALFANT VALLEY SOUTH